GARDEN CITY
NESTLED BY THE RIVER

DEVELOPMENT SERVICES DEPARTMENT

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

October 27, 2026

Zach Matson
1509 W Boise Ave.
Boise, ID 83706

Sent via e-mail to Zach@MatsonHomeBuilders.com and via USPS

Re: Determination of Completeness/Application Acceptance – Tentatively Accepted

Dear Applicant,

This letter is to inform you that your Combined Preliminary and Final Plat Subdivision application SUBFY2027 – 0001 has been scheduled to be heard by the Design Review Consultants on **Monday, December 7, 2026, 3:00p.m.** and the Planning and Zoning Commission on **Wednesday, January 20, 2027, at 6:30 p.m**. The Planning and Zoning Commission is a recommending body to the Garden City Council on this item. A subsequent hearing with the Garden City Council has been scheduled on **Monday, February 8, 2027, at 6:00 pm**.

The Design Review Consultation will be held remotely via Zoom, and oral public testimony will not be permitted during the consultation as this consultation is not considered a public hearing. To view the meeting remotely, please follow the link below:

Join Zoom Meeting https://zoom.us/j/8188588340
Meeting ID: 818 858 8340
Phone in # 301-715-8592

The public hearings for both the Planning and Zoning Commission and the City Council will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714.

The materials that were submitted in conjunction with the application have been accepted. **The review to determine completeness was cursory. Per GCC Table 8-6A-2 it appears that there is adequate information to conduct the review, however, the following additional information is needed:**

- **Affidavit of the Neighborhood Meeting**
- **Photos of the site**
- **Arborist Report**
- **Final Plat showing easements, or a statement confirming that the easements will be added to the plat at a later stage**
- **Clarification regarding common lots**

- **Identification of common open space, private open space, and the 5% landscaping requirement, excluding setbacks and perimeter landscaping**

If we do not receive this information by November 9, 2026, we will cease further action on this application.

All documentation, presentations, and comments should be submitted to the Garden City Development Service's Department staff at planning@gardencityidaho.org, or at the scheduled public hearing.

Remaining Requirements:
You are responsible for completing the following items prior to the scheduled hearing:

- The site shall be posted with a Public Hearing Notice sign(s) **AT LEAST SEVENTEEN (17) DAYS PRIOR TO THE HEARING DATE**.
- An affidavit of property posting and photos of the sign(s) shall be submitted **AT LEAST NINE (9) DAYS PRIOR TO HEARING DATE.**
- Written comments and exhibits shall be submitted **AT LEAST NINE (9) DAYS PRIOR TO THE HEARING DATE.**
- All outstanding fees must be paid.
- The sign shall be removed within three (3) days following the public hearing.

When creating your property posting, make sure to follow the requirements outlined in the Garden City Public Meeting and Hearing Guidelines Policy (adopted by Resolution 1234-26)

Failure to complete any of these requirements will result in the application being automatically continued to the next hearing. Repeated failures to complete these requirements may result in the application's denial. Applications that are denied cannot resubmit in substantially the same form for one year.

Public Hearing Attendance Requirements:

- You or your representative must be present at the hearing to represent the application.
- Failure to attend the hearing will result in the application being continued to the next available hearing.
- Repeated absences may result in the application being denied.
- If someone from your team needs to attend virtually, the meeting link will be provided on the hearing agenda, which is typically released about one week prior to the scheduled hearing.
- If there are technical difficulties during the virtual portion of the meeting, the hearing will continue in person.

What to expect at a public hearing:

- Your application may be moved to the consent agenda if:
    - You agree with the staff report and the draft decision; AND
    - If no members of the public wish to testify in opposition to your application; AND
    - A decision maker does not wish to hear the application.

  If any of the above criteria are not met, the public hearing will be held.
- If the public hearing is held, the hearing procedure will consist of:
    - Brief introduction of the subject of the hearing by the person presiding over the hearing;
    - The applicant presents their proposal with a targeted goal of fifteen (15) minutes or less;
    - Staff presents the staff report;

- Public testimony, three (3) minutes or less per person;
- Rebuttal testimony from applicant with a targeted goal of ten (10) minutes or less. If new facts, or evidence are elicited, staff and the public must be given an opportunity to respond to the new facts;
- Public testimony is closed, and discussion of hearing subject among governing board members. The decision makers may recall city staff, the applicant, or experts during this period to respond to questions. Any procedural rules requiring a motion prior to discussion are hereby suspended for purposes of such discussion
  **Please provide a full account of your project during your presentation or proposal. The Chair of the meeting cannot accept questions and comments out of turn.*

Between now and the scheduled hearing(s) we will be sending notice to stakeholders requesting review of your project, providing legal notifications and reviewing your project for compliance with applicable regulations. Due to open meeting laws it is requested that the applicant does not contact the decision makers off the record.

It is our goal to provide you with a draft report so that you may review it ahead of time. We appreciate feedback as to accuracy of information and willingness to adhere to any proposed conditions of approval.

Please contact us at planning@gardencityidaho.org or 208-472-2921 with any questions concerning your application.

Sincerely,
Development Services Department

CC: File

From: planning

To: "Aaron Golart"; "ABC - Idaho State Police"; "ACHD Planning Review"; "Andrea Fogleman"; "Andrea Tuning"; "aurbanek@idahoconservation.org"; "Austin Miller"; "Bill Jacobs"; "Bill Jacobs"; "Brandon Flack"; "Brent Copes"; "Brian Duran"; "Brian Higgins"; "Brittany Hill"; "Bruce Smith "; "Carla.bernardi@cableone.biz"; "Cass Jones "; "Chadd Cripe"; "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@dspropertymgt.com"; "Forrest France"; "Garden City Building Department"; "Griffith, Christen CIV CENWW CENWD (US)"; "Hanna Veal"; "Idaho DEQ"; "idprospect@aol.com"; "Info"; "ITD Development Services District 3"; "Jackson Heim"; "james herbert"; James Page; "James Pavelek"; "Jamie Huff"; Jenah Thornborrow; Joanna Ortega; "Joe Canning"; "John Living"; "Kathleen Collins"; "Kirk Meyers"; "Kristy Inselman"; "Lanette Daw"; "Lindsey Pettyjohn"; Lindsey Pettyjohn_Library; Lisa Leiby; "Lori Badigian"; "Lynn Livingston"; "M. reno"; "Mack"; "Mark Wasdahl"; "Mary Buersmeyer"; "McDannel, Konrad"; "Michaella Owens"; "Mike Bisagno"; "Mike Nero"; "Mindy Wallace"; "Miranda Carson"; "Nadine Curtis"; "newdrycreek@gmail.com"; "Niki Scheppers"; Olesya Durfey; "Pastoor, William"; "PDSTransmittals@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; Troy Vaughn; "Tyler Domeny"; "U.S. Army Corps of Engineers"; "U.S. Fish & Wildlife Services"; "Valley Reginal Transit"; "Vincent Trimboli"; "Wed 2 No 1"; "Will.Lindsey@intgas.com"; "WILLIE WILCOX"; "Wyatt King"; "Zach Kirk, PE "

Subject: GARDEN CITY AGENCY NOTICE

Date: Wednesday, November 4, 2026 10:10:00 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:

SUBFY2027-0001: Zach Matson with Matson Homes, LLC is requesting a Combined Preliminary Plat/Final Plat consisting of 5 residential lots and 0 common lots. The property is currently located at 3947 N. Zinnia St.; Ada County Parcel #R2734502685 in the R-3 Zoning District.

Planning & Zoning: January 20, 2027, at 6:30 PM

City Council: February 8, 2027, at 6:00 PM

If you do not respond by **December 30, 2026**, your response will be considered “No Comment.” Comments should also be addressed to the applicant.

Please send comments to planning@gardencityidaho.org.

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 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, January 20, 2027, at 6:30 pm and a subsequent City Council hearing at 6:00 p.m. on Monday, February 8, 2027, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

SUBFY2027-0001: Zach Matson with Matson Homes, LLC is requesting a Combined Preliminary Plat/Final Plat consisting of 5 residential lots and 0 common lots. The property is currently located at 3947 N. Zinnia St.; Ada County Parcel #R2734502685 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 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 11.9.2026

AD# 793859AD#

LEGAL NOTICE

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, January 20, 2027, at 6:30 pm and a subsequent City Council hearing at 6:00 p.m. on Monday, February 8, 2027, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

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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.

November 9, 2026 793859

DEVELOPMENT SERVICES DEPARTMENT

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

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

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.
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.

November 5, 2026

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

Hearings:
Planning and Zoning Commission: Wednesday, January 20, 2027, at 6:30 pm
City Council: Monday, February 8, 2027, at 6:00 pm

Application:
SUBFY2027-0001: Zach Matson with Matson Homes, LLC is requesting a Combined Preliminary Plat/Final Plat consisting of 5 residential lots and 0 common lots. The property is currently located at 3947 N. Zinnia St.; Ada County Parcel #R2734502685 in the R-3 Zoning District.

The application materials can be found online at www.gardencityidaho.org at Departments>Development Services> Active Applications > October 2026 - September 2027 Applications (Quasi-Judicial and Design Review). 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: _____

_____

_____

_____

Signature: _____