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 Bellingham Herald
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 Idaho Statesman
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 Kansas City Star
 Lexington Herald-Leader
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 Modesto Bee
 Raleigh News & Observer
 The Olympian
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 Fort Worth Star-Telegram
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36791	20672	Print Legal Ad - IPL0057609		\$56.26	1	80 L

Attention: Mike Williams
 PO BOX 1520
 EAGLE, ID 836169102

LEGAL NOTICE OF PUBLIC HEARINGS
 PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT **THE GARDEN CITY DESIGN REVIEW COMMITTEE WILL HOLD A PUBLIC HEARING AT 3:00 P.M. ON MONDAY, FEBRUARY 22, 2022**, to consider:

SUBFY2022-000: Honcik Townhomes Subdivision - Preliminary Plat processed as a Planned Unit Development; Jeff Hatch is requesting a residential subdivision consisting of 6 residential lots located at 3900 N. Reed Street; Ada County Parcel #R2734560340 in the R-3 Medium Density Zoning District.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, FEBRUARY 16, 2022 TO CONSIDER THE FOLLOWING:

SUBFY2022-0002: Honcik Townhomes Subdivision - Preliminary Plat processed as a Planned Unit Development; Jeff Hatch is requesting a residential subdivision consisting of 6 residential lots located at 3900 N. Reed Street; Ada County Parcel #R2734560340 in the R-3 Medium Density Zoning District.

GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, MARCH 14, 2022, to consider:

SUBFY2022-0002: Honcik Townhomes Subdivision - Preliminary Plat processed as a Planned Unit Development; Jeff Hatch is requesting a residential subdivision consisting of 6 residential lots located at 3900 N. Reed Street; Ada County Parcel #R2734560340 in the R-3 Medium Density Zoning District.

The meeting will be held remotely to view the meeting, please follow the link below: <https://zoom.us/j/8188588340> or by calling 301-715-8592 then Enter Meeting ID (818 858 8340), then # to join and an in-person meeting will be held at 6015 Glenwood St, Garden City, ID 83714, following the Governor's orders related to COVID-19.

Please make sure to submit all written testimony 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 written testimony. Attendance and testimony may be provided via internet. If you plan on attending via internet, please make sure that you have a microphone and speakers.

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 (208) 472-2921, at least 72 hours prior to the time of the meeting. 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 or at the Public Hearing.
 IPL0057609
 Jan 25 2022

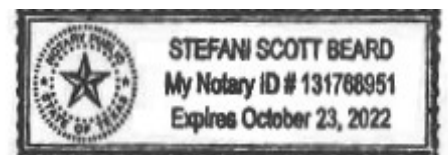
Bettina Jantzen, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published 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:

No. of Insertions: 1
 Beginning Issue of: 01/25/2022
 Ending Issue of: 01/25/2022

(Legals Clerk)

On this 25th day of January in the year of 2022 before me, a Notary Public, personally appeared before me Bettina Jantzen 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.

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!

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Bill Jacobs](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [Bruce Smith](#); [building](#); [C. Miller](#); [Caleb Lakey](#); [Casey Pozzanghera](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Wadams](#); [City of Boise](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Fairview Acres](#); [Greg J. Martinez](#); [Hanna Veal](#); [Idaho DEQ](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [james herbert](#); [James Page](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [Jonathan Oppenheimer](#); [Kevin Wallis](#); [Kirk Meyers](#); [L. Badigia](#); [Lanette Daw](#); [Leon Letson](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M Kellner](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [Mike Bisagno](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Preservation.](#); [Project Manager](#); [PVC1953](#); [Rachele Klein](#); [Rick Allen](#); [Rob Tiedemann](#); [Robert Olson](#); [Romeo Gervias](#); [Ronald Wilper](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [Wed 2 No 1](#); [Yulia](#)
Subject: City of Garden City Notice
Date: Friday, January 21, 2022 11:44:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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

- A. **DSRFY2022-0002**: Design Review Application, Damon Beard is requesting a new construction at 8200 W. Chinden Blvd.; Ada County Parcel #R8191500943 in the C-2 General Commercial Zoning District for the use of a vehicle washing facility.
- B. **CUPFY2022-0009**: Conditional Use Permit: Asmir Alic is requesting the use of Storage Facility or Yard at 112 W. 42nd Street; Ada County Parcel # R2734510330 in the C-2 General Commercial Zoning District.
- C. **SUBFY2022-0002**: Honcik Townhomes Subdivision - Preliminary Plat processed as a Planned Unit Development: Jeff Hatch is requesting a residential subdivision consisting of 6 residential lots located at 3900 N. Reed Street; Ada County Parcel #R2734560340 in the R-3 Medium Density Zoning District.
- D. **DSRFY2021-0007**: Design Review Application: Joe Turner with CSHQA is requesting a formal hearing with design review for a proposed expansion to the current Western Heating and Air building. The property is located at 4980 Bradley St., Garden City, ID 83715; Ada County Parcel #R1057230075 and R1057230070. The property is zoned C-2.

Please send comments to planning@gardencityidaho.org by **January 28th, 2022**. If you do not respond by this date, 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.



Garden City Development Services Building

City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: building@gardencityidaho.org
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.





DEVELOPMENT SERVICES DEPARTMENT

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

January 13, 2022

Jeff Hatch
200 W. 36th Street
Garden City, ID 83714

Sent via e-mail to jeff@hatchda.com and via USPS

Re: Determination of Completeness/Application Acceptance – Tentatively Accepted

Dear Jeff,

This letter is to inform you that your Preliminary Plat Subdivision application SUBFY2022 – 0002 has been scheduled to be heard by the Design Review Committee on **Monday, February 22, 2022, at 3:00pm** and the Planning and Zoning Commission on **Wednesday, February 16, 2022, at 6:30 p.m.** The Planning and Zoning Commission and Design Review Committees are recommending bodies to the Garden City Council on this item. A subsequent hearing with the Garden City Council has been scheduled on **Monday, March 14, 2022, at 6:00 pm.**

The hearing will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714 and/or zoom: <https://zoom.us/j/8188588340> or Phone In # 301-715-8592 please refer to the Covid-19 tab on the gardencityidaho.org for up to date information related to location changes depending on circumstances related to Covid-19.

Garden City is following the Governor's orders related to Covid-19. It is strongly encouraged that you attend the meeting remotely if possible. If you attend in person, you will be able to be present during the hearing related to your application (but your team size may be limited).

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:

- **A list of waivers requested through the Planned Unit Development. This will be a list of requested variances to code standards.**

If we do not receive this information by January 24th, 2022, we will cease further action on this application.

Between now and the scheduled hearing 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. All documentation and comments should be submitted through staff at planning@gardencityidaho.org or at the Public Hearing. **To avoid delays, we encourage you to provide all materials at least 8 days prior to the hearing so that they can be included in the record to be reviewed ahead of time.**

If you wish to give a formal presentation to the deciding body, please submit it at least 7 days in advance of the hearing. If there are materials missing to do a complete review, staff may reschedule your hearing.

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.

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 by **NO LESS THAN 10 DAYS PRIOR TO THE HEARING DATE** in accordance with Garden City Code 8-6A-7.
- An affidavit of property posting and photos of the sign **shall be submitted** in accordance with Garden City Code 8-6A-7 by **NO LESS THAN 7 DAYS PRIOR TO HEARING DATE.**
- Any outstanding fees must be paid.
- The Property posting must be removed from the site **NO LATER THAN 30 DAYS AFTER THE HEARING DATE.**

When creating your property posting, make sure to not only include what is required per Garden City Code 8-6A-7, but include the Zoom meeting information as well. This information can be found on the agenda for you scheduled hearing date, however, we have also provided it below:

To view the meeting remotely, please follow the link below:

Join Zoom Meeting

<https://zoom.us/j/8188588340>

Meeting ID: 818 858 8340

Meeting Phone In: 301-715-8592 (Enter Meeting ID, then # to join)

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.

What to expect at a hearing:

- You or your representative must be present at the hearing to represent the application. You may provide a presentation such as a Power Point. **Failure to be present at the hearing will result in the application being continued to the next hearing or denied in the case of repeated absences.**
- 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:
 - The hearing item will be announced;
 - The applicant presents their proposal;
 - Staff presents the staff report;
 - Public testimony is taken on the application;
 - The applicant has an opportunity to provide rebuttal testimony;
 - Public testimony is closed, and the decision-making body deliberates and decides on the application.
 - *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.

Please contact us at planning@gardencityidaho.org or 208-472-2922 with any questions concerning your application.

Sincerely,
Development Services Department

CC: File