



## CITY OF GARDEN CITY

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6015 Glenwood Street ☐ Garden City, Idaho 83714  
Phone 208/472-2900 ☐ Fax 208/472-2998

### AGENDA

#### Planning & Zoning Commission

Wednesday, April 21, 2021

6:30p.m.

City Hall – Council Chambers

6015 Glenwood Street, Garden City, Idaho

**It is recommended to participate via Zoom to ensure the ability to view the entire proceeding.**

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

To comply with COVID-19 orders remote attendance is strongly encouraged. All protective orders in place will be enforced.

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- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE – *Suspended during virtual meetings.*
- IV. CHANGES TO AGENDA – **ACTION ITEM**
- V. CONSENT AGENDA – **ACTION ITEM**

A. Approval of Minutes [March 17, 2021](#)

- VI. OLD BUSINESS – **ACTION ITEM**
- VII. PUBLIC HEARINGS – **ACTION ITEM**

- a. [SUBFY2021-0006](#): Shavasana Urban Living: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a 24-lot residential planned unit development. The property is located at 208, 210, 212 E. 34th Street and 213, 215 E. 35th Street. Ada County parcels R2734540730, R2734540751, R2734540760, R2734540790, R2734540770.
- b. [SUBFY2021-0005](#): Casino Beach Subdivision: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a mixed-use planned unit development. The property is located at 303, 300, 304, 306 E. 34th Street and 3342 N. Carr Street; Ada County Parcels R2734540687, R2734540586, R2734540584, R2734540570, R2734540550, R2734541520, and R2734541500.

- c. [CUPFY2021-0007](#): Jorre Delgado with JBI Elemental LLC is requesting a Conditional Use Permit approval for a seasonal outdoor farmer's market at several addresses including 303, 215 E. 34th Street and 3342 N. Carr Street. The properties are located in the general commercial (C-2) zoning district, and the Work-Live-Create designation of the Comprehensive Plan.
- d. [ZONFY2021-0001](#): Jeff Hatch with Hatch Design Architecture is requesting a rezone of a 6.61 acre property, 8875 W. State Street and 6144 N. Arney Ln, Garden City, ID 83714 from R-2 low density residential zoning to C-2 General Commercial for the stated intent of redeveloping vacant property to 44 duplexes and 7 townhomes.
- e. [VARFY2021-0001](#): Derek Hurd with Gravitass, Inc. is requesting a variance to Garden City Code 8-2B-3 to allow encroachment of a structure in the 70' river setback. The property is located at 330 Carr Street. Garden City, Idaho 83714; Ada County Parcel Number R2734541480.

**VIII. DISCUSSION - NONE**

**IX. ADJOURNMENT – ACTION ITEM**