



CITY OF GARDEN CITY

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~ Minutes ~

Planning & Zoning Commission

6:30 PM

Wednesday, May 15, 2019

City Hall – Council Chambers

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER The meeting was called to order at 6:30 pm.

II. ROLL CALL

Commissioners Present: Chuck Kennedy, James Page, L. Kent Brown, L. Joe Nunley, Kent Rasmussen

Staff Present: Jenah Thornborrow, Chris Samples

III INTRODUCTION NEW COMMISSIONER

A. Kent Rasmussen was welcomed as a new commissioner.

III. CHANGES TO AGENDA - ACTION ITEM

A. **CUPFY2019 - 7** was moved to the consent agenda after the applicant did not object to the draft findings of fact, conclusions of law and decision, no one from the public wished to testify on the matter, and no commissioner had an objection to the proposal.

B. **CUPFY2019 - 8** was moved to the consent agenda after the applicant did not object to the draft findings of fact, conclusions of law and decision, no one from the public wished to testify on the matter, and no commissioner had an objection to the proposal.

C. **CUPFY2019 – 6** was requested to be continued to a date certain of June 19, 2019 due to noncompliance GCC 8-6A-7. A property posting sign and affidavit were not completed in the required time frame.

D. **CUPFY2019 – 9/VARFY2019 - 1** was requested to be continued to a date certain of June 19, 2019 due to noncompliance GCC 8-6A-7. A property posting sign and affidavit were not completed in the required time frame.

E. **CPAFY2019 – 4** was requested to be continued to a date certain of June 19, 2019 at the request of the applicant due to an unexpected personal matter.

IV. CONSENT AGENDA – ACTION ITEM

A. April 17, 2019 Minutes

B. Approvals:

a. **CUPFY2019-7:** Jeff Likes with ALC Architecture is requesting Conditional Use Permit approval of Vehicle Service and Storage uses at 112 E. 38th St.; Ada County Parcel R2734502550, Fairview Acres Sub. No. 1 Block 8, Lots 5/6. The 1.38 acre site is located in the General Commercial (C-2) zoning district and the Mixed Use Commercial designation of the Comprehensive Plan.

b. **CUPFY2019-8:** GIB Services Inc., on behalf of Country Linen Service is requesting Conditional Use Permit approval of a commercial laundry facility at 5320 N. Sawyer Ave.; Ada County Parcel R1055420071, Bradley Park Sub. No. 1, Block 2, Lot 1. The 1.978 acre site is located in the General Commercial (C-2) zoning district.

C. Continuances to a date certain of June 19, 2019:

- a. **CPAFY2019-4:** Mark Estess is requesting an amendment to Garden City Code Title 8 [Development Code], Chapter 2 [Base Zoning District Regulations], Article B [Base Zoning District Provisions] and C [Land Use Provisions] in order to update existing land use zoning regulations for the deployment of wireless infrastructure.
- b. **CUPFY2019-6:** Michael Nelson with Rocky Mountain Audio Visual Inc. is requesting Conditional Use Permit approval of a parking lot at N. 36th Street, Ada County Parcel R2734530132, Fairview Acres Sub. #4. The 0.099 acre lot is within the highway commercial (C-1) zoning district, and the Work-Live-Create and Transit Oriented Development designations of the Comprehensive Plan.
- c. **CUPFY2019-9:** Josh Beach with Conger Group is requesting Conditional Use Permit approval of a new industrial flex building to be located at 209 W. 36th St., Ada County Parcel R2734531468. The 0.290 acre site is located in the general commercial (C-2) zoning district.
- d. **VARFY2019-1:** Josh Beach with Conger Group is requesting approval of a variance for a new industrial flex building to be located at 209 W. 36th St., Ada County Parcel R2734531468. The 0.290 acre site is located in the general commercial (C-2) zoning district.
 - i. Commissioner Page moved to approve the consent agenda.
 - ii. Commissioner Brown seconded.
 - iii. The motion was approved unanimously.

V. OLD BUSINESS – ACTION ITEM

- A. None

VI. PUBLIC HEARINGS – ACTION ITEM

- A. **CPAFY2019-3:** City of Garden City is requesting an amendment of Garden City Code Title 8 [Development Code], Chapter 3 [Overlay Zoning District Regulations, Article E [Boise River and Greenbelt] related to changes to the Boise River Overlay.
 - i. Staff Jenah Thornborrow presented the proposal.
 - ii. Public testimony in opposition to the request was received from Wendy Carver-Herbert. Ms. Carver-Herbert raised concerns about development at the Strawberry Glenn property, about the 50% canopy coverage requirement and consideration of property rights of existing owners. Ms. Carver-Herbert requested a recommendation from the Commission to request the City Council take a closer look at the entire ordinance rather than the requested amendments.
 - iii. Public testimony was closed
 - iv. Commissioner Nunley felt the proposed changes and a closer look at the ordinance was warranted.
 - v. Commissioner Brown agreed
 - vi. Commissioner Page agreed with Commissioners Nunley and Brown.
 - vii. Chairman Kennedy noted the public testimony previously given and agreed with the Commission.
 - viii. Commissioner Brown moved to recommend approval of the proposed amendments and to recommend City Council take a closer look at the entire ordinance.
 - ix. Commissioner Page seconded.
 - x. The motion was approved unanimously.

VIII. WORK SESSION

- A. SAPFY2019-1:** Sherry McKibben with McKibben + Cooper Architects and Urban Design are requesting pre-application approval of a Specific Area Plan Application for the 34th Street Area. The scope of the plan includes 34th Street, Carr Street, Clay Street, Chinden Boulevard, Osage Street, and 33rd Street.
- a. Hannah Ball and Sherry McKibben presented the proposed specific area plan.
 - b. The Commission did not provide any specific comments on the matter.

IX. ADJOURNMENT – ACTION ITEM

- A.** The meeting was adjourned at 8:25 pm.

Chairman, Planning and Zoning Commission

Date

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