CITY OF GARDEN CITY

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

~ Minutes ~
Planning & Zoning Commission
6:30 PM
Wednesday, July 15, 2020
Garden City Hall, 6015 Glenwood
https://zoom.us/j/8188588340
Meeting held in person and via video conference due to Covid-19 accommodations

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

II. ROLL CALL
Commissioners Present: L. Kent Brown, Debbie Jo Pelton (via Zoom), Lance Pounds (via Zoom), Kent Rasmussen, Matt Wilde
Commissioners Absent: None
Staff Present: Hanna Veal and Jenah Thornborrow

III. PLEDGE OF ALLEGIANCE

A. The pledge of allegiance was not completed due to Commissioners and the public attending by video conferencing and phone.

V. CHANGES TO AGENDA - None

VI. CONSENT AGENDA – ACTION ITEM

A. June 17, 2020 Minutes

a. Commissioner Wilde moved to approve the consent agenda.
b. Commissioner Rasmussen seconded the motion.
c. The motion carried unanimously.

VII. OLD BUSINESS – None

VIII. PUBLIC HEARINGS – ACTION ITEM

A: SUBFY2020 – 6: Bob Taunton with Glass Creek is proposing a four lot (three residential lots, one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125.

1) The application was introduced by Chairman Brown.

2) Chairman Brown referenced his previous disclosures and noted that he has not had additional interactions that would require additional disclosures.
3) Commissioner Wilde noted that he also has no interaction that would require additional disclosers to those previously made and iterated that he can be impartial.
4) Commissioners Pelton, Rasmussen, and Pounds all noted that they do not have disclosures or conflict.
5) Applicant, Bob Taunton and JoAnn Butler presented the application; Jason Densmer, and Doug Russell were available for questions.
6) Staff, Jenah Thornborrow, presented the staff report.

7) Public testimony was heard from:
   a) Neutral:
      i) Jake Heusinkveld: Thanked Commission for continuance as it allowed time to review the application with experts. Mr. Heusinkveld also noted concerns with the previously proposed bike path that was removed from the application.
      ii) Valerie Heusinkveld: Thanked the members of Glass Creek LLC and Commission. Ms. Heusinkveld also noted concerns with the previously proposed bike path that was removed from the application.
      iii) Hanna Ball: Questioned if Garden City will require the subdivision to be governed by a Homeowners Association.

   b) In Opposition:
      i) Karen Hauser: Thanked the Commission for additional time. Concerns related to the parking. Noted desires to have the subdivision governed by the CC&Rs. She noted concerns with the previously proposed bike path that was removed from the application.

8) Bob Taunton, JoAnn Butler, and Jason Densmer provided rebuttal and addressed:
   i) Landscaping,
   ii) The removed pathway,
   iii) FEMA issues including the low spot on lot 1,
   iv) Parking, and
   v) Wildlife impacts.

9) Public testimony was closed.
10) Discussion:
   i) There is room on the lots for additional parking.
   ii) Concerns with cohesiveness of governance.
   iii) The bike path was eliminated.
   iv) No concerns with the trip counts.
   v) The extension was helpful, and the Commission commended the developer and the neighbors for working together and addressing issues during the continuance.
   vi) History of the 6,500 CFS line
   vii) Parking will not be allowed in the hammer head.
   viii) The lot size is consistent with other lots in the vicinity.

11) Commissioner Wilde moved to approve the application as drafted in the draft decision in the affirmative with draft conditions of approval.
12) Commissioner Rasmussen seconded the motion.
13) The motion carried unanimously.

B. **CUPFY2020-13:** Brian Pope with Rock Bottom Granite is requesting the use of building material and garden equipment as defined by Garden City Code 8-7A-1, for Rock Bottom Granite located at 5103 N Sawyer Avenue, parcel R7851270030, Lot 3 Block 1 of Sherer Subdivision.

1.) Gisele Pope presented the application. She requested relief from the draft conditions requiring:
   i. Internal sidewalk;
   ii. Removal of noncompliant fencing; and
   iii. A streetlight.
2.) Staff Hanna Veal presented the staff report
3.) Public testimony was heard from Brian Pope in favor, noting that all the neighbors want fencing. The asphalt on the property covers the need of pedestrian accessibility with paint.
4.) The applicant did not wish to provide a rebuttal.
5.) Public testimony was closed.

6.) Discussion
   i. Change necessitates that properties come into compliance.
   ii. Appreciate the work that the applicant has done.
   iii. Great to see a Garden City business grow and choose to remain in Garden City.
   iv. The street may not necessitate a streetlight.
   v. The Commission had conflicting views if whether the sidewalk and removal of fencing was appropriate.

7.) Commissioner Rasmussen moved to approve the application as drafted in the draft decision in the affirmative with draft conditions of approval as amended to include the following conditions:
   i. Removal of the requirement for a streetlight.
   ii. The razor wire must be removed within 30 days of this approval. The existing chain link fence can remain.
   iii. The internal sidewalk must be installed by end of 2021. Occupancy can occur prior to the installation.
8.) Commissioner Pelton seconded the motion.
9.) The motion carried unanimously.

V. DISCUSSION

A. Format of the meeting.

VI. ADJOURNMENT – ACTION ITEM

A. The meeting was adjourned at 9:21 p.m.

08/19/2020

Chairman, Planning and Zoning Commission **Date**