



CITY OF GARDEN CITY

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Phone 208/472-2900 ☐ Fax 208/472-2998

~ Minutes ~

Planning & Zoning Commission

6:30 PM

Wednesday, August 19, 2020

Garden City Hall, 6015 Glenwood

Meeting held via video conference due to Covid-19

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

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

II. ROLL CALL

Commissioners Present: L. Kent Brown, Lance Pounds, Kent Rasmussen, Matt Wilde

Commissioners Absent: Debbie Jo Pelton

Staff Present: Jenah Thornborrow and Hanna Veal

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 - ACTION ITEM

VI. CONSENT AGENDA – ACTION ITEM

A. [July 15, 2020 Minutes](#)

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

VII. OLD BUSINESS – ACTION ITEM

VIII. PUBLIC HEARINGS – ACTION ITEM

A. [CPAFY2020 – 00005](#): Bob Taunton with Glass Creek LLC is requesting a code amendment to amend Garden City Code 8-6B-6 Specific Area Plan (SAP) to modify the existing code to correct deficiencies in the existing code section and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly.

1. Chairman Brown introduced the application
2. Bob Taunton and JoAnn Butler presented the proposal
3. Jenah Thornborrow provided a staff report
4. The public hearing was opened
 - a) Wendy Carver-Herbert testified neutrally, noting concerns with Garden City's noticing in general

5. The hearing was closed
6. The discussion centered on
 - a) Support of the changes
7. Commissioner Rasmussen moved to RECOMMEND APPROVAL of the proposal subject to conditions
 - a) Incorporate the same revisions that the Design Review Committee recommended
 - b) Require interested parties to be notified, Table 8-6A-3
8. Commissioner Wilde made a second on the motion.
9. The motion carried on a 3/0 vote.

B. CUPFY2020 – 15: Dustin and Dyan Bevins are requesting a Conditional Use Permit (CUP) approval for a single-family residence at 403 E. 52nd Street, Garden City, Idaho, 83714; Ada County Parcel R7334160660. The 0.344 acre site is in the Medium Density Residential (R-3) zoning district, which requires a conditional use permit for less than 14 dwelling units per acre in Transit Oriented Development (TOD) locations of the Comprehensive plan. This property is located in the Mixed Use Residential and TOD designations of the Comprehensive Plan.

1. Dyan Bevins presented the application.
2. Staff, Hanna Veal, presented the staff report.
3. There was no one from the public who wished to testify.
4. The applicant did not wish to provide a rebuttal.
5. Public testimony was closed
6. Discussion:
 - a) Commissioner Wilde stated that sidewalks should still be required in the neighborhood that which the property resides in.
 - b) Commissioner Brown stated that ACHD put in a sidewalk two parcels away from the applicant's parcel of land.
 - c) Requirements of a detached sidewalk will allow for gutter be installed at a later date and no need to remove installed sidewalk.
7. Commissioner Wilde moved to approve the application as presented with the addition of condition to install detached sidewalks.
8. Commissioner Rasmussen seconded the motion.
9. The motion carried unanimously.

C. ZONFY2020-08: Robert O'Dell with Key2 Homes, LLC is requesting approval of a rezone application for 3801 N. Adams St.; Ada County Parcel R2734502637. The 0.445 acre site is proposed to be rezoned from medium density residential (R-3) to General Commercial (C-2).

1. Hannah Ball and Robert O'Dell presented the application.
2. Staff, Hanna Veal, presented the staff report.
3. No one from the public wished to provide testimony.
4. Public testimony was closed.
5. Discussion:
 - a) Add conditions of approval to require the installation of a detached sidewalk as part of any future development application.
 - b) Applicant does not believe that this specific site warrants a home daycare, a use permitted in the M zoning district.
 - c) A development agreement would help to limit the uses that which are normally permitted in C-2 zoning but would not fit the desired use of the proposed property.
 - d) CC&R's could be added to the development to help limit the uses within the parcel.

- e) Commissioner Wilde is supportive of the rezone from R-3 to C-2 with any concerns for uses to be addressed in a development agreement.
- 6. Commissioner Rasmussen moved to not recommend to City Council the application for rezone from R-3 to C-2. The Planning and Zoning Commission does consider approving a future application for this same parcel if the rezone were to be from C-2 to M. Amendment of the draft conditions of approval for the construction of sidewalks upon submittal of future development.
- 7. Commissioner Pounds seconded the motion.
- 8. The motion carried 2/1 in favor of the motion.

D. **CUPFY2020 – 14**: Jeff Likes with ALC Architecture is requesting a drive-through establishment for an eating establishment and professional services located at 5219 Chinden Boulevard, Garden City, ID 83714; Ada County tax parcel R7334170125. **Moved to a date certain of September 16, 2020.**

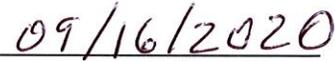
V. DISCUSSION –

- A. Chairman Brown requests that staff creates a work session for a later date to discuss the City's noticing policies with a special emphasis on bigger projects.

VI. ADJOURNMENT – ACTION ITEM

- A. The meeting was adjourned at 9:04 pm.


Chairman, Planning and Zoning Commission


Date

