



CITY OF GARDEN CITY

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

AGENDA

Planning & Zoning Commission

Wednesday, September 21, 2022

6:30p.m.

City Hall – Council Chambers

6015 Glenwood Street, Garden City, Idaho

The official meeting is in person. For convenience remote participation via video conference is permissible. The meeting may continue if there are technical difficulties.

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

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- I. **AUDIO CHECK & RECORDING CHECK**
 - II. **CALL TO ORDER**
 - III. **ROLL CALL**
 - IV. **PLEDGE OF ALLEGIANCE**
 - V. **CHANGES TO AGENDA – ACTION ITEM**
 - VI. **CONSENT AGENDA – ACTION ITEM**
 - A. **[Approval of Minutes August 17, 2022](#)**
 - B. **[SUBFY2022-0004](#)** - Elle Estates: Combined Preliminary Final Plat processed as a Planned Unit Development: Ariaah Orr is requesting a residential subdivision consisting of 14 residential lots and 1 common lot located at 4800 N. Adams Street E.; Ada County Parcel #R2734523137 in the R-3 Medium Density Residential Zoning District. **Moved to October 19, 2022 due to noticing issues.**
 - VII. **OLD BUSINESS – ACTION ITEM**
 - A. **[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.
 - VIII. **PUBLIC HEARINGS – ACTION ITEM**
 - A. **[CUPFY2022-0013](#)**: Conditional Use Permit: Troy DeRosier is requesting a Mixed Use Studio for social dancing and private lessons located at 5125/5137 N Glenwood Street; Ada County Parcel #R8191508765 located in the C-2 General Zoning District.
 - B. **[CUPFY2022-0014](#)**: Conditional Use Permit - Michael Miraglio, with Bliss Properties LLC, is requesting the use of Service Provider at 4810 N. Adams St; Ada County Parcel #R2734523135 located in the R-3 Medium Density

Residential Zoning District.

- C. [ZONFY2022-0001](#): Michael Miraglio with Bliss Properties, LLC is requesting a rezone of a 0.274 acre property, 4810 N Adams St; Ada County Parcel #R2734523135 located in R-3 Medium Density Residential zoning to C-2 General Commercial with the stated intent of developing a Residential Multi-Family with a Small Commercial Business.
- D. [SUBFY2022-0005](#): Nicolette Womack is requesting a new construction of a townhome subdivision development (Coffey Townhomes) located at 8373 W. Chinden Blvd.; Ada County Parcel #R8191500522 in the C-2 General Commercial Zoning District.

- IX. **DISCUSSION – NONE**
- X. **ADJOURNMENT – ACTION ITEM**