



CITY OF GARDEN CITY

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~ Minutes ~

Planning & Zoning Commission

6:30 PM

Wednesday, October 21, 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:

Matt Wilde, Debbie Jo Pelton, and Lance Pounds via Zoom.

Kent Rasmussen and L. Kent Brown in person.

Commissioners Absent: None

Staff Present: Jenah Thornborrow and Hanna Veal in person.

Staff Absent: None

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. [September 16, 2020 Minutes](#)

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

B. [CUPFY2020-17](#): Kevin Perez with KKP Electrical Contractors LLC dba Mountain Power Electrical Contractors is requesting a conditional use permit for the proposed use of Service Provider. The property is located at 305 E. 41st Street, Garden City, ID 83714; Ada county Parcel #R2734501990. **Continued from September 16, 2020. Moved to a date certain of November 18, 2020 due to noticing errors.**

VII. OLD BUSINESS – ACTION ITEM

VIII. PUBLIC HEARINGS – ACTION ITEM

A. [SUBFY2020-07/ANNEXFY2020-01](#): Josh Beach with Sawtooth Land Survey is requesting to annex a 6.4 acre parcel of land located at 6300 N Ulmer lane with a proposed zoning designation of R-2 Low Density Residential. Concurrently the applicant is proposing a 29-lot including 5

common lot residential subdivision being processed as a planned unit development located at 6300 N Ulmer Lane; R8123254980.

1. Jim Jewitt presented the application.
2. Staff Hanna Veal presented the staff report
3. Public testimony was heard from:
 - a. In the Chamber, Steve Toranno and Jim Gambrell, speaking to:
 - i. ACHD appears to have made their decision by not allowing access from the subdivision to N. Ulmer Lane.
 - ii. Three car garages are necessary to match current HOA standards and surrounding neighborhood.
 - iii. Concerns for the welfare of the Sleepy Hollow community, the children's safety, and the wildlife by adding new homes.
 - b. Via Zoom, Stella Smith, Tessie Page, David Bell, Greg Baisch, Bill Barton, Suzanne Webster, Sarah Griffin, Stan Smith, Eve Mpkeleey, John Beers, Marj Spindler, Craig Wood, Andrew Hyman, and Rob Ridgeway. A summary of their testimony includes:
 - i. Objection to potential access to N. Ulmer Lane.
 - ii. Objection to not having connection to N. Ulmer Lane.
 - iii. Increased traffic because of the proposed subdivision diminishes quality of life for all surrounding neighborhoods.
 - iv. Left turn onto State Street from both N. Ulmer Lane and Arney Lane are already dangerous, adding more traffic creates a more dangerous situation.
 - v. No official timeline for traffic light on State Street by N. Ulmer Lane.
 - vi. Statements from both ITD and Ada County speak to increasing the connectivity by having the connection from the subdivision to N. Ulmer Lane.
 - vii. Happy the that proposed development is not high density or apartments.
4. Jim Jewitt provided rebuttal and addressed:
 - a. Join Osprey Meadows HOA – the decision is up to the HOA board.
 - b. The proposed subdivision is one of the last significant parcels in the area.
 - c. Osprey Meadows has always intended to develop the parcel of land in the way it is currently proposed.
5. Rebuttal discussion included:
 - a. The proposed subdivision cannot be a gated community due to the use of public roads.
 - b. Accessing N. Ulmer Lane across the Dry Creek Canal has not been allowed; however, sewer and pedestrian access could be allowed.
6. Public testimony was closed.
7. A summary of the Discussion included:
 - a. Arney lane is a collector street while N. Ulmer Lane is a local road, as determined by ACHD.

- b. The discussed intersection of Charlie Lane and N. Ulmer Lane to the proposed subdivision cannot make a T-intersection, therefore ACHD will not consider it due to the safety concerns the geometry and angles create.
 - c. N. Ulmer Lane and Arney Lane are both very dangerous intersections and have similar traffic patterns and flows.
 - d. Between a 'rock and a hard spot' with the neighbors.
 - e. State Street will, in the future, have a raised median and a traffic light at N. Ulmer Lane.
8. Commissioner Rasmussen moved to approve the application as drafted in the draft decision in the affirmative with draft conditions of approval. With additional amendments to include the following conditions:
- a. Prioritization of connectivity to N. Ulmer Lane. If connection proves to be impossible, the application can be approved as presented.
9. Commissioner Pelton seconded the motion.
10. Discussion included:
- a. Commissioner Wilde:
 - i. The applicant has done due diligence and has identified that the connection to N. Ulmer Lane is not viable.
 - b. Chairman Brown:
 - i. The light at the intersection of State Street and N. Ulmer is probably a good 10 years into the future.
11. As a substitution motion, Commissioner Rasmussen moved to approve the subdivision and annexation application as drafted in the draft decision in the affirmative with draft conditions of approval. With additional amendments to include the following conditions:
- a. Detached sidewalks are to be installed in the subdivision.
12. Commissioner Wild seconded the motion.
13. Discussion Included:
- a. Detached sidewalks offer pedestrian safety as well as aesthetic appeal for the new neighborhood.
14. The motion carried on a 3/1 vote with Commissioner Pounds dissenting.

V. DISCUSSION

A. Accessory Dwelling Unit Regulations

- 1. Commissioner Wilde left the meeting prior to discussion.
- 2. Chairman Brown requests that staff returns when the agenda is not so full.
 - a. Include provisions for the allowed percentage of a lot to be developed.

VI. ADJOURNMENT – ACTION ITEM

- A. The meeting was adjourned at 9:08 pm.

Chairman, Planning and Zoning Commission

Date