



CITY OF GARDEN CITY

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AGENDA

Planning & Zoning Commission

Wednesday, November 17, 2021

6:30p.m.

City Hall – Council Chambers

6015 Glenwood Street, Garden City, Idaho

To view the meeting remotely, please follow the link below:

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

Meeting ID: 818 858 8340

Phone in # 301-715-8592

- I. VOICE CHECK
- II. RECORDING CHECK
- III. CALL TO ORDER
- IV. ROLL CALL
- V. CHANGES TO AGENDA – *ACTION ITEM*
- VI. CONSENT AGENDA – *ACTION ITEM*

A. Approval of Minutes [October 20, 2021](#)

VII. OLD BUSINESS – *ACTION ITEM*

- A. [SUBFY2021-0007](#): RiverPlace Subdivision; Jay Gibbons with South Beck and Baird is requesting approval recommendations for the proposed 22 lot, single family attached unit subdivision. The proposal is for RiverPlace Subdivision, a combined preliminary and final plat to be processed as a planned unit development. The property is located at 3945 and 3949 and 3955 N. Adams Street; Ada County Parcel #R2734502317, R2734502339 and R2734502333. The subdivision is in the R-3 zoning district.
- B. [SUBFY2021-0008](#): Torne Flats Subdivision; Matt McAnulty with Chrysalis Architecture is requesting approval recommendations for a combined preliminary and final plat that is to be processed as a planned unit development. The proposal includes 12 residential lots at 304 E. 45th Street; Ada County Parcel # R4265400051 currently zoned R-3.

VIII. PUBLIC HEARINGS – *ACTION ITEM*

- A. [CUPFY2022-0001](#): Conditional Use Permit: Pam Gains with ADP Architects, LLC is requesting the use of industry flex located at 110 E. 43rd Street; Ada County Parcel R2734500747 in the C-2 General Commercial Zoning District.
- B. [CUPFY2022-0002](#): Conditional Use Permit, Ryan Montoya is requesting the use of an animal care facility at 5689 W. Chinden Blvd., Ada County Assessor

Parcel #R5639760400 located in the C-2 General Commercial zoning district.

- C. [CUPFY2022-0003](#): Conditional Use Permit: Jeff Hatch with Hatch Design Architecture is requesting the uses of vehicle service and service provider at 6845 N. Gardner Lane; Ada County Parcel #S0514346750 in the C-2 General Commercial Zoning District.

IX. DISCUSSION

- A. [CPAFY2021-0001](#): Hannah Ball is requesting a potential code amendment to Garden City Code Title 8-7A Definitions of Uses, 8-7A-2 Definitions of Terms, and 8-2C Land Use Provisions to include the new use of "Tiny Home Community", the definition of "Tiny Home", and specific provisions related to the new use.

- B. Chair and Vice Chair for 2022

X. ADJOURNMENT – ACTION ITEM