



## 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, March 21<sup>st</sup>, 2018

City Hall – Council Chambers

6015 Glenwood Street, Garden City, Idaho

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- I. **CALL TO ORDER:** The meeting was called to order at 6:30 pm.
- II. **ROLL CALL**  
Commissioners Present: Laurie Barrera, L. Kent Brown, Chairman Chuck Kennedy, L. Joe Nunley, James Page  
Absent:  
Staff Present: Jenah Thornborrow, Chris Samples
- III. **CHANGES TO AGENDA:**
- A. CUPFY2018-5 and CUPFY2018-6 was moved to the to the consent agenda after the Commission found no one from the public had come to testify and the applicant agreed with the staff report and findings of fact, conclusions of law, and decision.
- B. ZONFY2018 -1 could not be heard due to the applicant not posting a site posting sign in accordance with Garden City Code 8-6A.
- IV. **CONSENT AGENDA:**
- A. Minutes from the Wednesday, **February 21<sup>st</sup>, 2018** meeting
- B. **CUPFY2018-5** - Jeff Hatch with Hatch Design Architecture is requesting approval of a Conditional Use Permit for a new drive-through coffee shop for Black Rock Coffee. The 0.491 acre site is located at the SE corner of Maple Grove Road and Chinden Blvd., ADA County Parcel S0526417340, Par #7340 of NE4NSE4 SEC 26 4N 1E RS 6806. The property is within the C-2 (General Commercial) zoning district and in the Light Industrial designation of the Comprehensive Plan.
- C. **CUPFY2018-6** - Jeff Hatch with Hatch Design Architecture is requesting approval of a Conditional Use Permit for a new 5,683sf commercial structure for Glass Doctor to be located at 6845 N. Gardner Ln., Garden City, ID 83714; Ada County Parcel S0514346750; POR S2SW4 SEC 14 4N 1E Parcel B (ROS 16094). The property is within the C-2 zoning district and the Residential Low Density Land Use Designation of the Comprehensive Plan.
- i. Commissioner Page moved to approve the consent agenda.
- ii. Commissioner Nunley seconded. The consent agenda was approved unanimously.
- V. **OLD BUSINESS:** None
- VI. **PUBLIC HEARINGS:**
- A. **ZONFY2018-1** - Donald W. Kemper and Will Kemper are requesting approval for a zoning district change for the property located at 5605 W. State St., Garden City, ID 83703; Ada County Parcels S0630131701 and S0630131700; NE4 Out of Flood District

SEC 30 4N 2E. The current zoning district designation for the property is R-2 (Low Density Residential) and is within the Residential Low Density Land Use Designation and TOD Node Buffer of the Comprehensive Plan. The applicant is requesting a zoning district change to an R-3 zoning district (Medium Density Residential).

- i. The application was postponed to the April 18<sup>th</sup>, 2018 hearing due to the applicant not posting the require site posting sign in accordance with Garden City Code 8-6A.

**VII. DISCUSSION:** None

**VIII. ADJOURNMENT:** Meeting adjourned at 6:34 p.m.

  
Chairman, Planning and Zoning Commission

18 April 2018  
Date