



## 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, February 18, 2015

City Hall – Council Chamber

6015 Glenwood Street, Garden City, Idaho

---

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

#### II. ROLL CALL

A. L. Kent Brown; Stephanie Butler; Tom Jensen; Chuck Kennedy; James Page

Commissioners Absent: None

Staff Present: Jeff Lowe; Jenah Thornborrow; Sergeant Goodman

#### III. CHANGES TO AGENDA

#### IV. CONSENT AGENDA

A. January 21, 2015, Minutes

B. **ADDED: Item VI. A. CUP2015-00001:** J.D. Byrider Auto Sales, represented by Chad Slichter with Slichter Architects, is requesting Conditional Use Permit approval to utilize an existing building for Vehicle Service. The .68-acre site is located at 116 E. 39<sup>th</sup> Street within the C-2 General Commercial Zoning District, and is in the Mixed Use Commercial area of the Comprehensive Plan. **Staff Recommendation – Approval with Conditions**

Chairman Kennedy inquired of those of the audience that wished to testify on the application; no one replied. Chairman Kennedy asked if the applicant was in agreement with the conditions of approval and Findings of Fact and Conclusions of law as presented. Chad Slichter stated he was in agreement.

C. **ADDED: Item VI. C. PUD2015-00001:** WestVet Clinic, represented by Larson Architects, is requesting Planned Unit Development (with Conditional Use Permit) approval to expand an existing Animal Care Facility. The proposed site, consisting of three parcels totaling 3.77-acres, is located at 5019 Sawyer Avenue (two parcels) and 5000 Chinden Boulevard. The proposed development is within the C-2 General Commercial Zoning District, and the Green Boulevard Corridor and Light Industrial areas of the Comprehensive Plan. **Staff Recommendation – Approval with Conditions**

Chairman Kennedy inquired of those of the audience that wished to testify on the application; no one replied. Chairman Kennedy asked if the applicant was in agreement with the conditions of approval and Findings of Fact and Conclusions of law as presented. Cornel Larson, representing the applicant, stated he was in agreement.

Commissioner Brown moved to add Items VI.A and VI. C to the consent agenda and approve the consent agenda as amended; Commissioner Butler seconded.

Approved 4/0

**V. NEW BUSINESS: NONE**

**VI. PUBLIC HEARING:**

**B. CUP2015-00002:** H B State LLC, represented by John Rennison with Rennison Engineering, is requesting Conditional Use Permit approval to construct a Drive-Through Establishment. The 1.079-acre site is located at 10015 W. State Street and is within the C-2 General Commercial Zoning District, and the Green Boulevard Corridor and Residential Low Density areas of the Comprehensive Plan. **Staff Recommendation – Commission Determination**

Planning Staff Jeff Lowe presented the staff report.

The applicant, John Rennison represented the application. He noted that he was in favor of the draft conditions including the addition of a streetlight.

Chairman Kennedy opened the Public Hearing.

**Testimony was received by:** No one

**Discussion of the Commissioners:**

Commissioner Page: Noted no comment

Commissioner Jensen : Noted no comment

Commissioner Brown: Noted the facility is nice and with the distance and screening the facility would not adversely affect the residences.

**Decision:**

Commissioner Butler made a motion to recommend approval of the application as presented with Option B of the draft FOFCOL and an addition of a streetlight with the exact placement to be approved by staff.

Commissioner Jensen Seconded

The motion passed 4/0

**D. ZON2015-00002:** Chuck Story with Riverwood LLC is requesting approval of a Rezone application to modify the Development Agreement previously approved on August 8, 2005, under ZON2004-01. The subject 1.187-acre site is located on the southwest corner of Glenwood Street and W. Riverside Drive. The property is within the C-2 General Commercial Zoning District, and the Green Boulevard Corridor and Residential Low Density areas of the Comprehensive Plan. **Staff Recommendation – Approval with Conditions**

Planning Staff Jenah Thornborrow presented the staff report.

The applicant's son, Jay Story, represented the application.

Chairman Kennedy opened the Public Hearing.

**Testimony was received by:** Jeanne Barker with concerns of ingress/ egress. She also noted that the ideal use would be a park if funding could be procured to purchase the property.

**Discussion of the Commissioners:**

Commissioner Page: Noted no comment

Commissioner Brown noted that ACHD wouldn't allow for the access to be offset and confirmed that a sidewalk would be required at the time of development per code.

Commissioner Jensen confirmed that aside from the uses either expressly permitted or prohibited all other uses would require a conditional use permit.

Commissioner Butler: noted that she was in favor as recommended by staff.

Chairman Kennedy requested Commissioner Brown's opinion, as the former manager of engineering for ACHD, on the 0' setback as related to future expansion of Glenwood.

Commissioner Brown noted that he suspected that at most in the future Glenwood would expand up to two lanes more. Even with the addition of two additional lanes, there would still be a sizable setback.

**Decision:**

Commissioner Brown moved recommended approval as prepared with the draft FOFCOL

Commissioner Butler seconded

The motion passed 4/0

**VII. DISCUSSION**

**A. The Commission directed staff on which printed materials are most helpful. A statement will be drafted to inform applicants that the Commission has access to review information not physically provided. The agenda, minutes, draft findings documents will be provided at each meeting. One copy of plans, application materials, etc will be provided for the Commission to share. Staff will add documents to the web as ready rather than all at once. If there are changes the document with changes will be added as a separate document.**

**Chairman Kennedy noted that the newspaper had specific information related to the inventory of mobile homes. Procuring this data as a resource for the City is recommended.**

**VIII. ADJOURNMENT** Meeting adjourned at 7:28 p.m.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

18 MARCH 2015  
\_\_\_\_\_  
Date