



~ MINUTES ~

Planning & Zoning Commission

6:30 PM

Wednesday, March 16, 2016

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: L. Kent Brown, Stephanie Butler; Charles Kennedy; James Page
Commissioners Absent: None
Staff Present: Jeff Lowe; Jenah Thornborrow, Mike Broussard, Connie Sol

Tom Jensen resigned from the Commission effective March 15, 2016. The Commission stated they greatly appreciated Mr. Jensen's service on the Commission and he sets a good example for those that will follow.
- III. **CHANGES TO AGENDA:** None
- IV. **CONSENT AGENDA**
- A. **February 17, 2016, minutes**
- B. **CUPFY2016-2:** Grace at State Street, represented by David Ruby of The Architects Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment. **Staff Recommendation – APPROVAL This item was continued from the February 17, 2016, Planning and Zoning Commission meeting.**

Brown made a motion to approve the consent agenda as amended; Butler seconded. Approved 3/0
- V. **OLD BUSINESS:** None
- VI. **PUBLIC HEARINGS:**
- A. **CUPFY2016-2:** Grace at State Street, represented by David Ruby of The Architects Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment. **Staff Recommendation – APPROVAL This item was continued from the February 17, 2016, Planning and Zoning Commission meeting.**

Item moved to consent agenda.
- VII. **DISCUSSION:**
- A. **Sidewalk Requirements and Policy**
Director Thornborrow discusses the changes made to the proposed sidewalk policy pursuant to the discussion at the February 17, 2016, Commission meeting.

The Commission commented that the document is a good improvement from the previous versions and is very appreciate of staff's work on the item. There was the suggestion about adding cost as a factor that may be considered by the Commission in determining whether sidewalk improvements

could be waived. After further discussion, **Butler made a motion, and Brown seconded to approve the document as presented with an amendment to add cost as a factor that could be considered by the Commission. (3/0)**

VII. ADJOURNMENT: Meeting adjourned at 6:58 p.m.

Chairman, Planning and Zoning Commission

Date