

CITY OF GARDEN CITY

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~ Minutes ~

Planning & Zoning Commission

6:30 PM

Wednesday, March 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. February 18, 2015, Minutes

Commissioner Butler made a motion to approve the consent agenda as presented;
Commissioner Jensen seconded. Approved 4/0

V. NEW BUSINESS: NONE

VI. PUBLIC HEARING:

- A. **CUP2015-00003:** Park Hampton LLC/Hall Capital LLC, are requesting Conditional Use Permit approval to utilize a number of existing buildings for Vehicle Service. The site is proposed to be developed as a race car shop to include preparation, repair and restoration of vehicles, a retail area for patrons, and the sale vehicles related to the operation of the shop. In addition, the applicant will combine the subject lots into one lot through a Property Boundary Adjustment application. The 2.06 –acre site is located at 108 & 116 E. 44th Street, and 4410 & 4444 N. Osage and is within the C-2 General Commercial Zoning District, and is in the Mixed Use Commercial area of the Comprehensive Plan.

Planning Staff Jeff Lowe presented the staff report.

The applicant, John Wood represented the application.

Commissioner Page asked Mr. Wood about the assurances that there would be no noise from the activities occurring at the site. Mr. Wood responded that new equipment (compressors) are installed that have technology that makes them very quiet.

Commissioner Butler asked if Mr. Wood is in agreement with the conditions of approval. Mr. Wood responded in the affirmative and he is just seeking clarification from the fire department regarding a fire hydrant.

Chairman Kennedy opened the Public Hearing.

Testimony was received by: No one (Note: a member of the public mistakenly signed up for this item and provided testimony that was not pertinent to this application.)

Discussion of the Commissioners:

Commissioner Page: Noted no comment

Commissioner Jensen: Noted no comment

Commissioner Brown: thinks this a good project and it is a good improvement (sidewalk on 44th Street) to the street for pedestrians.

Commissioner Butler: thinks this is an interesting project and appreciates the inclusion of community events planned for the site and with neighboring businesses.

Chairman Kennedy closed the Public Hearing

Decision:

Commissioner Page made a motion to approve the application as presented with the conditions of approval and the draft FOFCOL.

Commissioner Butler Seconded

The motion passed 4/0

- B. SUB2015-00002/PUD2015-00002: Cottages at 43rd and Adams Street Subdivision – Neighborhood Housing Services:** Joe Swenson, with Neighborhood Housing Services, is requesting combined preliminary/final plat and planned unit development approval for Cottages at 43rd and Adams Street Subdivision. The proposed development consists of 15-lots (9-buildable for single-family units, 5-buildable for garages, 1-common). The site is located on the southwest corner of the intersection of Adams Street and 43rd Street at 4303 N. Adams Street. The property is zoned Medium Density Residential (R-3) and is in the Mixed Use Commercial Comprehensive Plan designation.

Planning Staff Jeff Lowe presented the staff report.

The applicant's representative, Sabrina Durtschi, represented the application.

Chairman Kennedy opened the Public Hearing.

Testimony was received by:

Peggy Clements – testified that she is in favor of the development only in part; while she is in favor of change, she is concerned that there are too many units and not enough parking on-site. People will park on what she feels is an over-parked 43rd Street and the road is not wide enough for a truck and car to pass. She feels the common area should be reduced to allow for more on-site parking spaces.

Betty Smith – she is glad to see change but does not want to see problems with parking and delivery trucks having to park in the middle of Adams Street. There is already a lot of traffic in the area and she does not want it to increase.

Wanetta Cooke – she feels it is a nice project but parking will be an issue; she said she had to spend money to create parking on her site across the street from the subject property.

Dana Heil – he has concerns about parking and how he feels it is a problem as it exists today.

Ms. Durtschi and Joe Swenson, the applicant, provide rebuttal testimony.

Commissioner Jensen asked the applicant if they had considered reducing the common area to provide more parking. Mr. Swenson answered that they want to hold true to the Minor PUD

templates that have been approved previously by the City, that the common area is a key component to pocket neighborhoods with the goal to deemphasize vehicles and parking areas.

Discussion of the Commissioners:

Commissioner Butler: glad the applicant is in agreement with the conditions. She sees that traffic and parking are a concern but it is impossible to have development without having to live with the effects that come with that development. Based on the size (square footage) of the dwelling units, she feels the number of spaces is adequate and she would not want to see open space diminished from that proposed.

Commissioner Page: spoke to how one might picture high density development with vast numbers of cars and abundance of asphalt and that no one would want to live in that environment. From a business perspective, the applicant has put a lot of thought into developing this parcel with higher density and less asphalt and vehicle use. ACHD and ITD have reviewed the proposal and, while it does not discount concerns, they are the experts and they have looked at this and find no issues. We need to start somewhere to beautify the City.

Commissioner Brown: discusses the goal of the Comprehensive Plan to increase density and this proposal fits in well with this part of the City. The project helps with the transition between the residential to the north and the commercial to the south. Adams Street is a collector, still operates better than LOS "D", has no parking allowed, and with this development eliminating two access pints to Adams Street, the flow of traffic will improve. 43rd Street is a local street and is not unique – its construction will allow traffic to flow as intended. He is not bothered by the parking concerns and that parking is allowed on public streets – it cannot be signed for private parking. He thinks the project is a good addition to the City.

Commissioner Jensen: thanked those citizens that testified and complimented them on their well thought-out input and comments. He feels the proposal is a great addition to the City.

Chairman Kennedy: the City would be hard pressed to require more parking beyond what is required in the code. If people park illegally there is recourse available through code enforcement, and there is the ability to create time limits on vehicles parked on the street.

Decision:

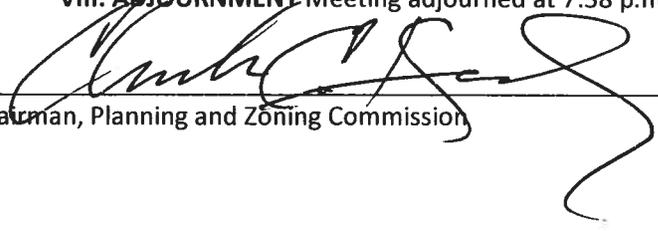
Commissioner Brown moved to recommend approval of the application with the conditions of approval and the FOFCOL.

Commissioner Butler seconded

The motion passed 4/0

VII. DISCUSSION: None

VIII. ADJOURNMENT Meeting adjourned at 7:38 p.m.



Chairman, Planning and Zoning Commission

15 April 2015

Date