



CITY OF GARDEN CITY

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~ Minutes ~

Planning & Zoning Commission

6:30 PM

Wednesday, November 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; Chuck Kennedy; James Page; Tom Jensen
Commissioners Absent: None
Staff Present: Jeff Lowe, Mike Broussard

III. CHANGES TO AGENDA: None

IV. CONSENT AGENDA

- A. **October 21, 2015, Minutes**

Commissioner Page made a motion to approve the consent agenda as presented. Commissioner Brown seconded. Approved 4/0

V. OLD BUSINESS: NONE

VI. NEW BUSINESS: NONE

VII. PUBLIC HEARING:

A. CUP2015-00017: Halle Properties, LLC, is requesting Conditional Use Permit approval to operate a Vehicle Service (tire store) in a new 9,616 square-foot building (7,373 first floor, 2,243 mezzanine). The .99-acre site located at 6939 State Street is within the C-2 General Commercial Zoning District, and is in the Green Boulevard Corridor and Residential Low Density designations of the Comprehensive Plan. The application is subject to the review and approval of Design Review DSR2015-00017. **Staff Recommendation – Approve with Conditions**

Commissioner Brown stated that he lives within a ¼-mile of the subject site and believes this will not affect his decision on this matter. Chairman Kennedy asks the Commission Members, the applicant, and people in the audience if they have a concern; no concern is raised.

Staff member Lowe presented the staff report.

Scott Fournier, with Discount Tire, presented the application to the Commission. He spoke to the history of the business, how the business in general and stores specifically are operated, designing the building to fit the site, and the objective of being a part of the community.

Chairman Kennedy opened the Public Hearing.

Testimony was received by:

Bob Olsen – while he is a customer of Discount Tire, he objects to the use being located on the property adjacent to his. He sees no benefits of the project and it will have negative impacts on his property. His view will be that of a bare yellow wall and his foothills view will be blocked. Trees will be removed and wildlife affected. The City is taking the value of his property and giving it to someone else.

Jill Olsen – objects to the use as it will affect wildlife and the wetlands south of the property. She does not like taking a chunk of residential property for commercial use.

B. Jackson – neutral but is concerned about how sound will be mitigated and the type of landscaping proposed on the east side of the property.

Harry Geschke – objects and asks where the old tires will be piled on the site. He is concerned that vagrants will enter into the neighborhood south of the project site.

Low addressed the questions about the wall elevation designs, landscaping, and agency transmittals/responses.

Scott Fournier rebuts testimony and answers questions. He mentions that tires are stored inside the building, he is happy to add a trellis and plant material against the south wall, and will make sure any gaps in the existing perimeter fence will be closed.

Commissioner Butler asks about deliveries. Fournier states deliveries are during business hours only and are of short duration. Commissioner Butler asks if the fence exists along the eastern boundary – yes.

Commissioner Kennedy asks if the applicant would be willing to install additional landscaping and fencing if these requirements are made a part of the approval. Fournier responds yes they would work with the City on these items.

Commissioner Page asks about potential for light spillage onto adjacent properties. Fournier responds that will design the site to make sure light spillage will not occur and engineered drawings will be submitted to verify.

Chairman Kennedy closed the Public Hearing.

Discussion of the Commissioners:

Commissioner Page: he sympathizes and appreciates the concerns of the neighbors and he would prefer the addition of a well-maintained new building over the current vacant building.

Commissioner Jensen: this is a commercial property. The type of business, high-class design, low-impact of sound versus a full service engine repair shop will be a great transition from a vacant car wash to a business that is well cared for with minimum impact in what is a commercial space.

Commissioner Brown: the site is zoned commercially and agrees the proposed building looks a lot better than what is there. And the applicant has exhibited a willingness to add additional fencing and landscaping to what is already there. Lake Elmore and the wetlands are outside of the boundaries of the site which is the reason why other agencies have not responded to this proposal. With regard to the sound, he is very impressed with the quality of the sound study submitted by the applicant. The proposed tire store is more preferable than other things that could go there. Kennedy and Brown talk about the historic drainage on the site.

Commissioner Butler: concurs with the other Commissioners. The applicant has done a quality job in fitting the project to the site. She knows that the Design Review Committee has reviewed this project thoroughly. Her own property borders a commercial site and she understands the concerns but she believes it fits in the area. While there could be some downside, it is a benefit to the community and it is consistent and appropriate to the area. She thinks it is adequate as designed and feels no additional landscaping or conditions of approval are required.

Decision:

Commissioner Butler moved to approve CUP2015-00017 with the Findings of Fact and Conclusions of Law and conditions of approval. Jensen seconded. The motion passed 4/0

VIII. DISCUSSION:

For the December P&Z Meeting, a workshop could be held to discuss sidewalks, parking, and inventory of manufactured homes.

IX. ADJOURNMENT Meeting adjourned at 7:22 p.m.



Chairman, Planning and Zoning Commission



Date