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, January 20, 2016
City Hall – Council Chambers
6015 Glenwood Street, Garden City, Idaho

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; Tom Jensen;
Commissioners Absent: James Page
Staff Present: Jeff Lowe; Jenah Thornborrow

III. **CHANGES TO AGENDA:** None

IV. **CONSENT AGENDA**

A. **November 18, 2015, minutes**

Butler made a motion to approve the consent agenda; Brown seconded. Approved 3/0

V. **NEW BUSINESS**

A. **Election of Chair:** Brown nominates Kennedy. No other nominations were made; Commission votes 3/0 to elect Kennedy to serve as Chairman

B. **Election of Vice Chair:** Butler nominates Brown, Brown declines. Brown nominates Butler. Butler nominates Page. No other nominations were made. Commission votes 2/0 for Butler and 1/0 for Page. Butler will serve as Vice Chairman

Brown made a motion to close the nominations, Butler seconded. Approved 3/0

VI. **PUBLIC HEARINGS:**

A. CUP2015-00018: United Parcel Service/ BT-OH, LLC is requesting Conditional Use Permit approval to expand an existing warehouse facility. The proposed project is located at 116 E. 42nd Street and 107 E. 43rd Street and is within the C-2 General Commercial Zoning District, and the Mixed Use Commercial and Transit Oriented Development areas of the Comprehensive Plan. ***Staff Recommendation – Denial***

Planning Staff Jeff Lowe presented the staff report.

Leonard Assink, with UPS represented the application. UPS has been at the subject site for 40 years and they wish to continue their operations at the site. He briefly explains the operations of the site. They are willing to comply with conditions of a Design Review application.

Commissioner Jensen asks Mr. Assink if they are in agreement with the recommended conditions of approval. Mr. Assink states they are in agreement but would like to strike condition number 11 since they no longer to intend to place a gate on 43rd Street. They would also like to keep the barb wire on top of the fence on 42nd Street.

Commissioner Butler asks questions about the gate, the barb wire, and the generation of vehicle trips with the expansion. Mr. Assink responds that no increases in vehicle trips are anticipated.

Commissioner Brown asks how the expansion will be accessed (internally) and what would UPS do if the application were to be denied. Assink responds they would appeal the decision to the Council and UPS would continue to operate at the site.

Chairman Kennedy asks how UPS will be different from the operations as they are today. Assink responds that the expansion is to accommodate operations needed for growth over the next ten years. There will be more room to move vehicles internally. Parking will remain the same.

Dax Williamson, the UPS facility business manager, states that the site on 42nd Street serves the Boise and Eagle area. There are 350 employees, mostly part-time, who frequents businesses in the area and perform volunteer work. The expansion of the site would help operations be more fluid and safer.

Nick Krause with Quadrant Engineering, consultant for the applicant, states they understand they have a non-conforming use and are looking to make it better with site improvements. The current operations do not coincide with the peak school traffic. They are willing to remove non-conforming parking and put in improvements. The improvements will build towards the vision that the City has for 42nd Street.

Chairman Kennedy opened the Public Hearing.

Testimony was received by:

Angela Grasmick testified in favor of the project. She comments that 42nd Street is a vibrant area and hopes that it can be developed in a way that works for everyone. She is concerned that the City's vision for the area may be difficult to do but would like to see existing uses be cohesive with future uses. The plans for the area don't just affect UPS but other businesses in the area as well, which should be evaluated when applications are submitted to the City; the uses should be symbiotic with one another.

Lowe added a clarification to state that the subject expansion Lot is currently being used illegally (storing trailers on-site without approval).

Chairman Kennedy closed the Public Hearing.

Discussion of the Commissioners:

Commissioner Brown states that he is in favor of approving the application. UPS will continue to operate at the site and the expansion will be beneficial to their operation. There are valid concerns but making improvements will be more beneficial than not approving the application. He states that in reference to Site Specific Condition of approval number 7, vertical curb should be installed and all access points should be constructed as curb returns.

Brown made a motion to approve Option B with the recommended conditions of approval and the Findings Of Fact And Conclusions Of Law and amending Condition number 7 to require vertical curb to be installed along 42nd Street abutting the site and all access points to be constructed as curb returns; and to strike number 11 entirely.

Commissioner Butler seconded the motion and states she supports Brown's statements since it is a low-level expansion, no concerns from other agencies, and the applicant is willing to make improvements.

Commissioner Jensen states that the benefit of improving 42nd Street is greater than not approving the application.

Chairman Kennedy states that he is not a fan of barb wire as it is a hazard and does not say good things about our community. UPS is a good example of a corporate citizen.

3/0 to approve.

VII. DISCUSSION:

A. Sidewalk Requirements and Policy

Director Thornborrow discusses the sidewalk policy that she prepared and distributed to the Commission. There is general discussion on the merits of the proposal, and challenges including proportionality, flexibility of requirements, and costs of improvements relative to scope of project.

The Commission agrees that they like the direction of the proposal and would like to review the document more and to discuss it further at the next meeting.

VII. ADJOURNMENT: Meeting adjourned at 8:14 p.m.

17 FEB 2016

Chairman, Planning and Zoning Commission — Date