

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 17, 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; James Page
Commissioners Absent: Tom Jensen
Staff Present: Jeff Lowe; Jenah Thornborrow, Mike Broussard
- III. **CHANGES TO AGENDA:** None
- IV. **CONSENT AGENDA**
- A. **January 20, 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 to the meeting of March 16, 2016, as the applicant did not post a public hearing notice sign upon the property.
- C. **SUBFY2016-1/ZONFY2016-1:** Parkway Station LLC, represented by Hutchison Smith Architects is requesting a Rezone from C-2 (General Commercial Zoning District) to M (Mixed Use Zoning District), Preliminary Plat, and Planned Unit Development approvals for Parkway Station Subdivision. The proposed development consists of 50-lots (41-buildable for residential units, 8-common, and 1-mixed use). The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42nd Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan. The application is subject to review by the Design Review Committee. **THE FOLLOWING ITEM, IN ADDITION TO BEING HEARD AT THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 17, 2016, WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY COUNCIL AT 6:00 P.M. MONDAY, MARCH 28, 2016.**
Staff Recommendation – APPROVAL
- Butler made a motion to approve the consent agenda as amended; Brown seconded.**
Approved 3/0
- V. **NEW BUSINESS:** None
- VI. **PUBLIC HEARINGS:**
- A. **CUPFY2016-1:** BR Rule LLC, represented by Mark L. Butler, is requesting a modification to an approved Conditional Use Permit (CUP2015-00009) to allow Vehicle Sales as an accessory to the Vehicle Service. The display and sale of vehicles would occur only in the existing showroom of the business; no exterior improvements are proposed. The .91-acre site is located at 8633 State Street, and is within the C-2 General Commercial Zoning District, and is in the Transit Oriented Development and Residential Low Density areas of the Comprehensive Plan. **Staff Recommendation – APPROVAL**

Planning Staff Jeff Lowe presented the staff report.

Brent Rule, (business owner) represented the application. He briefly explains that he would like to display and sell cars in the showroom only and no sales would occur outside.

Chairman Kennedy opened the Public Hearing.

Testimony was received by: No one

Chairman Kennedy closed the Public Hearing.

Discussion of the Commissioners: None

Brown made a motion to approve with the recommended conditions of approval and the Findings Of Fact And Conclusions Of Law as presented. Butler seconded. 3/0 to approve.

- 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 to the meeting of March 16, 2016, as the applicant did not post a public hearing notice sign upon the property.

- C. SUBFY2016-1/ZONFY2016-1:** Parkway Station LLC, represented by Hutchison Smith Architects is requesting a Rezone from C-2 (General Commercial Zoning District) to M (Mixed Use Zoning District), Preliminary Plat, and Planned Unit Development approvals for Parkway Station Subdivision. The proposed development consists of 50-lots (41-buildable for residential units, 8-common, and 1-mixed use). The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42nd Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan. The application is subject to review by the Design Review Committee. THE FOLLOWING ITEM, IN ADDITION TO BEING HEARD AT THE PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 17, 2016, WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY COUNCIL AT 6:00 P.M. MONDAY, MARCH 28, 2016. **Staff Recommendation – APPROVAL**

Item moved to consent agenda.

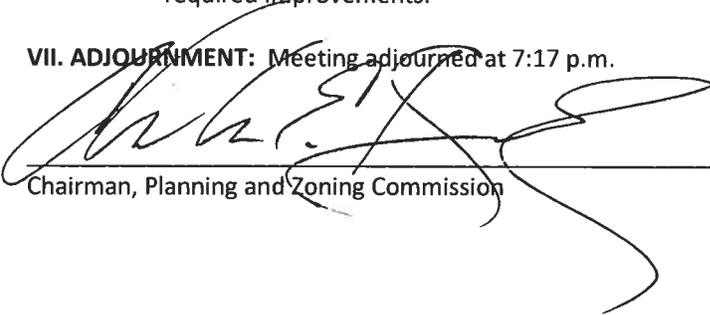
VII. DISCUSSION:

A. Sidewalk Requirements and Policy

Director Thornborrow discusses the changes made to the proposed sidewalk policy pursuant to the discussion at the January 20, 2016, Commission meeting.

The Commission commented further and would like to continue to see additional changes made to the policy. The Commission is seeking a document that will provide guidance to staff, applicants, and the Commission in order to achieve consistent decisions and so that applicants will not be surprised with required improvements.

VII. ADJOURNMENT: Meeting adjourned at 7:17 p.m.


Chairman, Planning and Zoning Commission

16 MARCH 2016
Date