

CITY OF GARDEN CITY

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~ MINUTES ~

Planning & Zoning Commission

6:30 PM

Wednesday, July 20, 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: Stephanie Butler; Charles Kennedy; L. Joe Nunley
Commissioners Absent: James Page; Kent Brown

Staff Present: Jenah Thornborrow, Mike Broussard

- III. **CHANGES TO AGENDA:** None

- IV. **CONSENT AGENDA**

- A. June 15 2016, Minutes
- B. CUPFY2016-6
- C. CUPFY2016-7

Commissioner Butler moved to approve the consent. Commissioner Nunley seconded the motion. The motion unanimously passed.

- V. **OLD BUSINESS:** None

- VI. **PUBLIC HEARINGS:**

- A. **CUPFY2016-5:** Technology Associates represented by Doug Kofford, is requesting a conditional use permit approval of an expansion of a 'wireless communication facility'. The 0.57 acre site is located at 8247 W. State Street, in Garden City; Ada County parcel R0719420250; Lot 11 Block 2 of the Azaela Subdivision. The property is within C-2 General Commercial zoning district and the Green Corridor Boulevard and Residential Low Density Comprehensive Plan designation. Property Owner Lynn Properties.

- Staff, Thornborrow, presented the application
- Doug Kofford represented the application. The applicant noted agreement with the draft findings of fact, conclusions of law, and conditions of approval.
- No member of the public gave testimony.
- During the discussion, it was clarified that the conditions of the previous conditional use permits would be required.
- Commissioner Butler moved to approve the application with findings of fact, conclusions of law as drafted. Commissioner Nunley seconded the motion.
- The motion passed unanimously.

- B. **CUPFY2016-6:** Shawn Nickel with SLN Planning, is requesting a conditional use permit approval of a 'food products small scale processing' with a coffee roaster for Regal Coffee at 216 W. 38th Street Suite F, in Garden City; part of Ada County parcel R2734511210; Lots 9&10 Block H of Fairview Acres Subdivision No. 2. The property is part of a 1.122 acre site within C-2 General

Commercial zoning district and the Mixed Use Commercial Comprehensive Plan designation. Property Owner Howerton Properties.

- The Chairman noted the email from the applicant noting agreement with the draft findings of fact, conclusions of law, and decision. The Chairman further asked if the applicant was in attendance, agreed with the draft findings of fact, conclusion of law and recommended decision, and if there was any member of the public who wished to testify in opposition to the application.
- The applicant noted that he was in attendance and that he and his client agreed with the decision and conditions as drafted.
- There was no one from the public who wished to testify.
- The application was moved to the consent agenda.

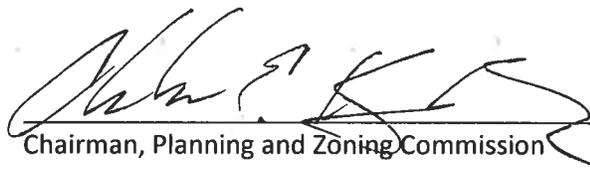
C. **CUPFY2016-7:** Brian and Terra Wheeler are requesting a conditional use permit approval of a 'service provider 'for Mr. Mudd. located at 400 E. 52nd Street, in Garden City; Ada County parcel R7334161301; Lot 30 Block 6 of Randall Acres Subdivision No. 5. The site is 1.122 acre within C-2 General Commercial zoning district and the Mixed Use Residential Comprehensive Plan designation. Property Owner Dan Rohl.

- The Chairman noted the email from the applicant noting agreement with the draft findings of fact, conclusions of law, and decision. The Chairman further asked if the applicant was in attendance, agreed with the draft findings of fact, conclusion of law and recommended decision, and if there was any member of the public who wished to testify in opposition to the application.
- The applicant noted that he was in attendance and that he and his client agreed with the decision and conditions as drafted.
- There was no one from the public who wished to testify.
- The application was moved to the consent agenda.

VII. **NEW BUSINESS:** None

VIII. **DISCUSSION:** None

IX. **ADJOURNMENT:** Meeting adjourned at 6:48 p.m.



Chairman, Planning and Zoning Commission

17/AUGUST 2016
Date