



## CITY OF GARDEN CITY

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~ MINUTES ~

### Planning & Zoning Commission

6:30 PM

Wednesday, October 19, 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: Kent Brown; Stephanie Butler; Charles Kennedy; L. Joe Nunley  
James Page  
Commissioners Absent: None
- Staff Present: Jenah Thornborrow, Owen Nason, Connie Sol
- III. **CHANGES TO AGENDA:**
- A. Chairman Kennedy asked if there were any changes to be made of the Agenda. Thornborrow noted no changes requested by staff.
- IV. **CONSENT AGENDA**
- A. **August 17, 2016 Minutes**  
Commissioner Butler moved to approve the consent. Commissioner Nunley seconded the motion. The motion unanimously passed.
- B. **CUPFY2016-9:** Good Citizen Dog Training represented by Louis Goaziou, is requesting a Conditional Use Permit approval of an Animal Care Facility. The site is located at 5107 N Sawyer Street, Ste. 5109, Garden City, 83714, and is within the C-2 General Commercial Zoning District and the Light Industrial Comprehensive Plan Land Use Designation.
- Chairman Kennedy asked the applicant, Mr. Goaziou if he was in agreement with the conditions outlined in the Finding of Fact. Mr. Goaziou replied he is in agreement with the Findings of Fact.
  - There were no members of the public present who wished to testify on the application.
  - Commissioner Page moved to add **CUPFY2016-9** and **Draft August 17, 2016 Minutes** to the Consent Agenda
  - Commissioner Brown seconded the motion.
- V. **OLD BUSINESS:** None
- VI. **PUBLIC HEARINGS:**
- A. **CUPFY2016-10:** Glenn Walker with NeuDesign Architecture is requesting Conditional Use approval of an addition to Emerson House, an existing Nursing and Residential Care Facility. The site is located at 8250 W Marigold Street, Garden City, 83714, and is within the M Mixed Use Zoning District and the Residential Medium Density Comprehensive Plan Land Use Designation.

- Chairman Kennedy asked Mr. Walker if he was in agreement with the conditions outlined in the Finding of Fact. Mr. Walker replied he is not in agreement with the Findings of Fact.
- Staff, Owen Nason, presented the application.
- Glenn Walker, applicant, represented the application and was not in agreement with Garden City Code 8-3B-5-6, Critical Facility.
- Mary Jane Rickett gave testimony noting concerns she had with the addition and subsequent loss of courtyard space as an amenity for residents at the Emerson house facility.
- Staff, Owen Nason, noted an error in the draft decision document and requested that the Site Specific Requirements in the Findings of Fact for CUPFY2016-10 be revised on line 4 to indicate two separate conditions.
- Chairman Kennedy closed the hearing.
- Commissioner Brown moved to continue the application to a date certain of **November 16, 2016** at 6:30 pm, to provide time for more information as to what the 3' code indicates would be measured from and also for the applicant to obtain elevations of the existing and proposed structures in relation to the 100 and 500 year floodplain.
- Commissioner Page seconded the motion.
- The motion carried unanimously

VII. **NEW BUSINESS:** None

VIII. **DISCUSSION:**

- Chairman Kennedy asked if there was any Discussion.
- Staff, Jenah Thornborrow stated Chairman Kennedy will continue to a third term and will be ratified by the City Council on November, 14 2016.

IX. **ADJOURNMENT:** Meeting adjourned at 7:15 p.m.

  
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 Chairman, Planning and Zoning Commission

16 Nov. 2016  
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 Date