



CITY OF GARDEN CITY

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MINUTES

Design Committee

3:00 PM

Monday, February 4, 2019

City Council Chambers – City Hall

6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

A. The meeting was called to order at 3:00 pm.

II. ROLL CALL

A. Appointed Members: Maureen Gresham, Derek Hurd

B. Planning Official: Jenah Thornborrow

C. Planner: Chris Samples

D. Absent: Brett Labrie

III. ACTION ITEM - CHANGES TO AGENDA

A. The 1/22/2019 minutes could not be approved due to lack of quorum.

IV. ACTION ITEM - CONSENT AGENDA

A. Findings of Fact, Conclusions of Law, and Decision – DSRFY2019 – 1

- i. Committee member Hurd moved to approve the consent agenda with following modification:
 1. The findings have been modified to include parking as part of the findings.
- ii. Committee member Gresham seconded. The motion carried unanimously.

V. OLD BUSINESS-ACTION ITEM

A. DSRFY2018-24 - MITCH CORNELL WITH KMD MECHANICAL, LLC IS REQUESTING DESIGN REVIEW APPROVAL FOR A NEW SERVICE PROVIDER FACILITY TO BE LOCATED AT 200 E. 45TH ST. GARDEN CITY, ID 83714; ADA COUNTY PARCEL: R2734500097; LOT 10 BLOCK 1 FAIRVIEW ACRES SUB. NO. 1. THE APPLICANT HAS SUBMITTED A REQUEST TO REVISE THE ELEVATION OF THE APPROVED APPLICATION.

- i. Mitch Cornell presented the proposed modification.
- ii. Planner Chris Samples presented the staff report.
- iii. No one from the public testified on the matter.
- iv. Committee member Gresham moved to approve the proposed modification as presented.
- v. Committee member Hurd seconded. The motion carried unanimously.

B. DSRFY2018-10 - BOB BOWEN WITH COLE ARCHITECTS IS REQUESTING DESIGN REVIEW APPROVAL FOR A 5,359SF ADDITION TO THE RIVERSIDE HOTEL TO INCLUDE STORAGE, A MAINTENANCE SHOP AND A SEWING OFFICE/WORKSPACE. IN ADDITION, APPROVAL IS BEING REQUESTED FOR THE INSTALLATION OF A STEEL FRAMED SCREEN WALL TO REPLACE THE EXISTING CHAIN LINK FENCE AND TO SCREEN THE NEWLY INSTALLED MECHANICAL EQUIPMENT FROM VIEW. THE 13.52 ACRE SITE IS LOCATED AT 2900 W. CHINDEN BLVD., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R2734541990, PAR#1983 OF BLOCKS 36-38-41 INC VAC PT OF STS & ALLEY FAIRVIEW ACRES SUB. NO. 5. THE PROPERTY IS WITHIN THEN C-1 ZONING DISTRICT AND THE LIVE-WORK-CREATE COMPREHENSIVE PLAN LAND USE DESIGNATION. THE APPLICANT HAS REQUESTED CHANGES TO THE ELEVATIONS AND LANDSCAPING.

- i. Tim Grissom and David Johnson presented the proposed changes.
- ii. Planner Chris Samples presented the staff report.
- iii. No one from the public testified on the matter.
- iv. The Committee raised concerns with replacing the LED lights in the vine trellises with external lights.
- v. Committee member Hurd moved to approve the proposed amendments with the following changes:
 - 1. The LED lighting located in the trellises along the south/southeast elevation shall remain.
 - 2. The glazing along the east elevation shall be administratively approved. Glazing must meet the 15% requirement for the façade.
 - 3. The landscaping and roofline changes are approved.
- vi. Committee member Gresham seconded. The motion carried unanimously.

VI. NEW BUSINESS-ACTION ITEM

A. SUBFY2019-1 AND MPUDFY2019-2: SHERRY MCKIBBEN WITH MCKIBBEN + COOPER ARCHITECTS IS REQUESTING A PRELIMINARY PLAT, DESIGN REVIEW AND MINOR PLANNED UNIT DEVELOPMENT APPROVAL OF 12 TOWNHOMES. THE 0.694 ACRE SITE IS LOCATED AT 3857 N. REED ST., GARDEN CITY, 83714; ADA COUNTY PARCELS R2734520646 AND R2734520044. THE PROPERTIES ARE WITHIN THE MEDIUM DENSITY RESIDENTIAL (R-3) ZONING DISTRICT AND THE MIXED USE RESIDENTIAL COMPREHENSIVE PLAN LAND USE DESIGNATION.

- i. Sherry McKibben and Hannah Ball presented the application.
- ii. Planner Chris Samples presented the staff report.
- iii. Public testimony was received from Marty Camberlango. Mr. Camberlango testimony raised concerns with ACHD, including how the proposed public street and the effect the Reed street reconfiguration would affect his property, the effect of a possible ACHD maintenance yard expansion, the parking of ACHD trucks on nearby property, and whether ACHD followed required procedures to have right of way declared.
- iv. Written testimony was received from Andrew Barbee and Joan Christensen. The testimony was read into the record.
- v. The Committee closed public testimony.
- vi. Committee member Gresham moved to approve the Design Review application with the following additional site specific conditions:
 - 1. Bike racks shall be placed to screen head light glare from adjoining properties.

- 2. Side facades shall use windows placed higher up to ensure privacy.
- 3. Side façade windows shall use privacy glass.
- vii. Committee member Hurd seconded. The motion carried unanimously.
- viii. Committee member Hurd moved to recommend approval the site layout template and the minor planned unit development to the Planning and Zoning Commission as presented.
- ix. Committee member Gresham seconded. The motion carried unanimously.
- x. Committee member Hurd moved to recommend approval of the preliminary plat to the City Council as presented.
- xi. Committee member Gresham seconded. The motion carried unanimously.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

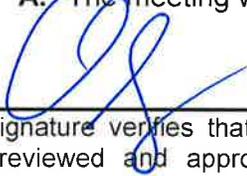
A. DSRFY2019-5: WALTER LINDGREN WITH LINDGREN-LABRIE ARCHITECTURE IS REQUESTING A DESIGN REVIEW PRE-APPLICATION MEETING FOR A PROPOSED MIXED USE DEVELOPMENT. THE 0.29 ACRE SITE IS LOCATED AT 201 E. 35TH STREET, GARDEN CITY, 83714; ADA COUNTY PARCEL R2734540836. THE PROPERTY IS WITHIN THE C-2 ZONING DISTRICT AND THE SUREL MITCHELL WORK-LIVE-CREATE DISTRICT.

- i. Walter Lingren presented the pre-application item.
- ii. The Committee made the following comments and recommendations:
 - 1. Perimeter landscaping needs to be addressed.
 - 2. A 16' drive lane is acceptable due to no change in building footprint.
 - 3. The parking count is acceptable.
 - 4. The tiling of the ditch is acceptable.
 - 5. The east elevation needs additional architectural features to break up the façade. A 2' encroachment for the stairs is acceptable.
 - 6. The Committee noted that Valley Ride Bus #11 served the site.

VIII. DISCUSSION

IX. ADJOURNMENT-ACTION ITEM

A. The meeting was adjourned at 5:15 pm.



2/20/2019

This signature verifies that this decision document has been reviewed and approved by the Design Review Committee.