CITY OF GARDEN CITY

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MINUTES
Design Committee

3:00 PM
Monday, March 4, 2019
Mayor's Conference Room – 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, Brett Labrie
B. Planning Official: Jenah Thornborrow
C. Planner: Chris Samples
D. Absent: None

III. ACTION ITEM - CHANGES TO AGENDA

A. None

IV. ACTION ITEM - CONSENT AGENDA

A. Minutes of February 19, 2019

- **i.** Committee member Hurd moved to approve this consent agenda item.
- **ii.** Committee member Labrie seconded. The motion carried unanimously.

B. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 34

- **i.** Committee member Gresham recused herself from approving this consent item due to a conflict of interest.
- **ii.** Committee member Hurd moved to approve this consent agenda item.
- **iii.** Committee member Labrie seconded. The motion carried unanimously.

C. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 10
Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 30

- **i.** Committee member Hurd moved to approve this consent agenda item.
- **ii.** Committee member Gresham seconded. The motion carried 2-0, with Committee member Labrie abstaining.

D. Findings of Fact, Conclusions of Law, and Decision – DSRFY2019-5

- **i.** Committee member Labrie recused himself from approving this consent item due to a conflict of interest.
- **ii.** Committee member Hurd moved to approve the consent agenda.
- **iii.** Committee member Gresham seconded. The motion carried unanimously.

V. **OLD BUSINESS-ACTION ITEM**

A. MPUDFY2019-1 – PAM GAINES WITH NEUDESIGN ARCHITECTURE IS REQUESTING DESIGN REVIEW APPROVAL FOR A MINOR PLANNED UNIT DEVELOPMENT TO BE LOCATED AT 322 E. 44TH STREET; ADA COUNTY PARCEL R2734500512, S 170' LOT 16, BLOCK 2, FAIRVIEW ACRES SUB #1. THE PROPERTY IS ZONED R-3 AND LOCATED IN THE MIXED USE RESIDENTIAL DESIGNATION OF THE COMPREHENSIVE PLAN.

- **i.** Susan Samson, Pam Gaines, Pat Corbett, Bryan McCoy, and Derret Kerner presented the proposal.
- **ii.** Staff Chris Samples presented the staff report.
- **iii.** Public testimony was received from John Amlin and Don Fern.
- **iv.** The Committee closed public testimony.
- **v.** Committee member Gresham left the hearing at 4 pm.
- **vi.** Committee member Labrie moved to recommend approval the Minor Planned Unit Development and Site Layout Template with the following additional site specific conditions:
  1. Minor Planned Unit Development:
     - **a.** Landscaping shall be installed to break up parking and driveway areas. This condition shall be reviewed administratively.
     - **b.** The swinging gate noted in the application materials shall not be installed. This condition shall be reviewed administratively.
     - **c.** The landscape plan shall be amended to met the landscape buffer requirements of Garden City Code 8-4I. This condition shall be reviewed administratively.
     - **d.** Evergreen trees shown along E. 44th Street in the landscape plan shall be deciduous. This condition shall be reviewed administratively.
     - **e.** The sidewalk along E. 44th Street shall either be widened to 6.5 feet or the fence along E. 44th Street shall be moved back 1.5 feet. This condition shall be reviewed administratively.
     - **f.** The end gable on the east elevation facing E. 44th Street shall be enlarged to resemble a covered patio. This condition shall be reviewed administratively.
     - **g.** The public art proposed in the application materials shall be strengthened with landscape material in a horseshoe shape around the artwork. This condition shall be reviewed administratively.
  2. Site Layout Template:
     - **a.** Site specific items such as the storage structure, patio, and pergola shall be removed from the site layout template.
     - **b.** The front amenity shall be retained in the site layout template.
     - **c.** The specific analysis shall be replaced with a general analysis of the template.
- **vii.** Committee member Hurd seconded. The motion carried unanimously.
- **viii.** Committee member Labrie moved to approve the Design Review application for the structure as presented.

ix. Committee member Hurd seconded. The motion carried unanimously.

VI. NEW BUSINESS-ACTION ITEM

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

VIII. DISCUSSION

A. CPAFY2018-7 - CITY OF GARDEN CITY IS REQUESTING AN AMENDMENT OF THE GARDEN CITY 2006 ADOPTED COMPREHENSIVE PLAN IN ORDER TO IDENTIFY SIGNIFICANT CHANGES IN THE COMMUNITY SINCE THE PLAN WAS ADOPTED, AMEND THE PLAN TO REFLECT THE COMPLETION OF IMPLEMENTATION ACTIONS, AMEND AND ADD TO THE GOALS, POLICIES AND STRATEGIC ACTIONS TO REFLECT CHANGING PRIORITIES, ENSURE COMPLIANCE WITH STATE STATUTES, AND AMEND THE LAND USE MAP.

- **i.** Director Thornborrow briefed the Committee on the upcoming amendments to the Comprehensive Plan.
- **ii.** Thornborrow indicated that a workshop will be scheduled with the Committee at the March 18, 2019 hearing.

B. PUBLIC ART

- **i.** The Committee discussed creating criteria for public art.
- **ii.** The Committee recommended the Garden City Arts Committee consider creating criteria for public art.

IX. ADJOURNMENT-ACTION ITEM

A. The meeting was adjourned at 4:30 pm.

3/19/19

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