



CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Monday, April 15, 2019

Mayor's Conference Room – City Hall
6015 Glenwood Street, Garden City, Idaho

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- I. **CALL TO ORDER**
 - A. The meeting was called to order at 3:01 pm.
 - II. **ROLL CALL**
 - A. Appointed Members: Derek Hurd, Maureen Gresham, Brett Labrie
 - B. Planning Official: Jenah Thornborrow
 - C. Planner: Chris Samples
 - III. **ACTION ITEM - CHANGES TO AGENDA**
 - A. None
 - IV. **CONSENT AGENDA- ACTION ITEM**
 - A. MINUTES OF APRIL 1, 2019 HEARING
 - B. FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION – MASTER SITE PLAN – DSRFY2019 – 7
 - i. Committee member Hurd moved to approve the consent agenda.
 - ii. Committee member Gresham seconded. The motion carried unanimously.
 - V. **OLD BUSINESS-ACTION ITEM**
 - VI. **NEW BUSINESS-ACTION ITEM**
 - 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. Planning Official Jenah Thornborrow presented the staff report.
 - ii. Public testimony was received from:
 - 1. Bob Taunton, representing the owner of the Plantation Country Club
 - 2. Andrea Fogleman
 - 3. Wendy Carver-Herbert

4. Craig Quintana, representing the Save Plantation Coalition
 5. JoAnn Butler, representing the owner of the Plantation Country Club
 6. Mike Nero
 7. Pierce Rohn
 8. The Committee adjourned the hearing for a break at 3:55 pm.
 9. The Committee came back into session at 4:01 pm.
 10. Public testimony was closed.
- iii. Planning Official Jenah Thornborrow provided rebuttal testimony and addressed concerns about Plantation Golf Course and Stormwater Management.
 - iv. The Committee noted the following recommendations to the plan:
 1. Subsection 5.3: Add irrigation ditches to the text.
 2. Subsection 10.2: Objective should be consistent with Live/Work/Create district.
 3. Subsection 10.5: An objective is needed
 4. Subsections 5.2.4: A priority is missing
 5. Subsection 5.3.1: Language may be against irrigation ditch easements
 6. Subsection 9.1.2: A priority should be stated
 7. Subsection 12.3.3: Wording from body of Comprehensive Plan should be used to be consistent.
 8. Green Boulevard Corridor should have an action step to recommend creation of a specific ordinance to implement this designation
 9. The Future Planning Area designation should exclude the area at and around the Plantation Golf Course
 10. Add the words "where feasible" to the preservation of open space
 - v. Committee member Labrie moved to recommend approval of the Comprehensive Plan revisions as noted in their discussion.
 - vi. Committee member Gresham seconded. The motion carried unanimously.

B. CPAFY2019-2: CITY OF GARDEN CITY IS REQUESTING AN AMENDMENT OF TITLE 8 [DEVELOPMENT CODE] CHAPTER 6 [ADMINISTRATION] ARTICLE A [GENERAL PROVISIONS] AND TITLE 2 [BOARDS AND COMMISSIONS]. THE INTENT OF THE PROPOSED CODE AMENDMENT IS TO REPEAL CERTAIN GENERAL ADMINISTRATIVE PROCESSES AND PROVISIONS RELATED TO THE CREATION OF BOARDS AND ADOPT THOSE PROVISIONS BY RESOLUTION.

- i. Planning Official Jenah Thornborrow presented the staff report.
- ii. Public testimony was received from Wendy Carver-Herbert and Hannah Ball.
- iii. Public testimony was closed.
- iv. Committee member Labrie moved to recommend approval of the application with subsections 1.H and D.2 removed.
- v. Committee member Hurd seconded. The motion carried unanimously.

C. AMENDMENT OF BYLAWS

- i. Planning Official Jenah Thornborrow presented the staff report.
- ii. Public testimony was not received from anyone.
- iii. Committee member Labrie moved to amend the bylaws as presented.
- iv. Committee member Hurd seconded. The motion carried unanimously.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

- A. CPAFY2019-3: CITY OF GARDEN CITY IS REQUESTING AN AMENDMENT OF GARDEN CITY CODE TITLE 8 [DEVELOPMENT CODE], CHAPTER 3 [OVERLAY ZONING DISTRICT REGULATIONS, ARTICLE E [BOISE RIVER

AND GREENBELT] RELATED TO CHANGES TO THE BOISE RIVER OVERLAY. (WORK SESSION ONLY)

- i. Planning Official Jenah Thornborrow presented the proposed changes.
- ii. The Committee provided the following requests and comments:
 - 1. Criteria that would trigger a Master Site Plan.
 - 2. Clarification as to how to apply the 50% canopy requirement.
 - 3. Provide a mechanism to prevent easily evading the Master Site Plan requirement.

B. CPAFY2019-4: MARK ESTESS IS REQUESTING AN AMENDMENT TO GARDEN CITY CODE TITLE 8 [DEVELOPMENT CODE], CHAPTER 2 [BASE ZONING DISTRICT REGULATIONS], ARTICLE B [BASE ZONING DISTRICT PROVISIONS] AND C [LAND USE PROVISIONS] IN ORDER TO UPDATE EXISTING LAND USE ZONING REGULATIONS FOR THE DEPLOYMENT OF WIRELESS INFRASTRUCTURE. (WORK SESSION ONLY)

- i. Planning Official Jenah Thornborrow presented the proposed ordinance amendment.
- ii. Applicant Mark Estess provided comment as the applicant.
- iii. The Committee agreed with the changes presented by staff.
- iv. Applicant Estess indicated he would make the requested changes presented by staff.

VIII. DISCUSSION

IX. ADJOURNMENT-ACTION ITEM

- i. The meeting adjourned at 5:45 pm.



5/22/19

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