

CITY OF GARDEN CITY

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MINUTES Design Committee 3:00 PM

Monday, May 4, 2020
Held via Phone and Video Conference
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 by Video: Derek Hurd, Maureen Gresham, Brett Labrie
- B. Planning Official by Video: Jenah Thornborrow
- C. Planner by Video: Chris Samples

III. ACTION ITEM - CHANGES TO AGENDA

IV. CONSENT AGENDA- ACTION ITEM

- A. April 20, 2020 Minutes
- B. CPAFY2018 – 6 Decision

Committee member Labrie moved to approve the consent agenda.
Committee member Gresham seconded the motion.
The motion carried unanimously.

V. OLD BUSINESS-ACTION ITEM- NONE

VI. NEW BUSINESS – ACTION ITEM

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM – NONE

- A. DSRFY2017-22: Darren Blaser with View Pointe Windows is requesting a pre-application conference to discuss whether modifications made to an approved design review are within the scope of the decision. The applicant has returned with additional photos for review. The property is located at 6715 W. State Street; Ada county Parcel # S0619336316.
 - i. Darren Blaser presented the application
 - I. Staff Chris Samples presented the staff report.
 - II. The Committee made the following requests:
 - III. Committee member Labrie noted that the expanses of walls without variation in parapet or roofline cannot exceed 2.5 times the height. The approved elevations met this requirement in Garden City Code 8-4C-3 and 8-4C-4. The proposed change does not comply.

- IV. Committee member Hurd agreed with Labrie. Previously approved parapets met the requirement. No concern with material changes of in pathway.
 - V. Committee member Gresham agreed with both Committee members.
 - VI. Committee member Labrie suggested continuing the parapet down at the height of the metal siding parapet and continue it for 15.5' until it drops back down. This creates more articulation and variation to meet code.
 - VII. Committee member Gresham requested staff handle the amendment.
- B. DSRFY2020 -12:** Mark Wagner with Tamarack Grove Engineering is requesting a pre-application conference to discuss a proposed commercial loft space. The property is located at 3801 W. Chinden Blvd.; Ada County Parcel # R2734511110.
- I. Mark Wagner and William Longstroth presented the application
 - II. Staff Chris Samples presented the staff report
 - III. Committee member Hurd indicated he had started his business Gravitass with Mark Wagner in 2001, but that Mark was not part of the business anymore. He felt he did not have a conflict of interest and did not recuse himself.
 - IV. The Committee made the following comments and suggestions:
 - a. Confirm what access is available on W. Chinden Blvd.
 - b. City code encourages buildings to be closer and that the building should be closer to W. 38th St. and W. Chinden Blvd.
 - c. The building should be more oriented to the corner. Varying the height may help maintain sight lines for the billboard. Keep the parking toward Stockton and between the building and billboard. Internal pedestrian connectivity is a concern.
 - d. Consider the treatment of Stockton and side and rear elevations.
 - e. Consider how the elevation affects the pedestrian view and find a way to integrate the billboard into the structure's massing. Consideration of a "reverse L" shaped building could create an interior space, longer side on W. 38th St. and shorter side along W. Chinden Blvd.
 - f. additional elevations should be provided and the building should be moved up to the corner yet work with the billboard.
 - g. Parking should be located at side or rear as required by code.
- C. DSRFY2020 – 15:** Dennis Sand with Blue Wolf, Inc. is requesting a pre-application conference to discuss a proposed commercial structure. The property is located at 4844 Fenton St.; Ada County Parcel # R7334150642.
- I. Dennis Sand presented the application

II. Staff Chris Samples presented the staff report

III. The Committee provided the following comments:

- a. Roofline articulation needed to meet code along West elevation
- b. Sidewalk required
- c. Building should be moved as close as possible to the street
- d. Pedestrian connectivity/access from Fenton Street to the building should be provided
- e. Consider finding a way to achieve street access to the south elevation.
- f. Consider designing a pedestrian pathway that gives pedestrian access to all the units and links them together. Consider methods to enhance the pathway with signage, landscaping, or other method to create pedestrian friendly treatment
- g. Consider a concrete surfacing for the pedestrian pathway that is at the same elevation as the driveway that could allow for landscaping but could also share vehicular access
- h. East and north elevation should be provided

D. DSRFY2020 – 16: Jeff Hatch with Hatch Design Architecture is requesting a pre-application conference to discuss a proposed commercial development. The property is located at the intersection of W. Chinden Blvd. and N. Maple Grove Rd; Ada County Parcel # S0526417340.

I. Jeff Hatch presented the application

II. Chris Samples presented the staff report

III. The Committee provided the following comments and suggestions:

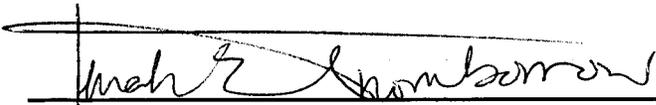
- a. Pedestrian connectivity to the east property line should be preserved or identified even if a pedestrian connection on the adjacent east property has not been identified.
- b. Garden City Code 8-4C-5 should be adhered to with differing materials, articulation, and material placement. The entire composition of the facades should be considered as a whole rather than treating each façade differently.

VIII. DISCUSSION

A. Chris Samples informed the Committee he was leaving Garden City for another planning position.

IX. ADJOURNMENT-ACTION ITEM

A. The meeting adjourned at 4:57 pm



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