



CITY OF GARDEN CITY

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AGENDA

Design Committee

3:00 PM

Monday, May 6, 2019

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

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- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - A. Appointed Members: Maureen Gresham, Brett Labrie, and Derek Hurd
 - B. Planning Official: Jenah Thornborrow
 - C. Planner: Chris Samples
 - III. **CHANGES TO AGENDA-ACTION ITEM**
 - IV. **CONSENT AGENDA- ACTION ITEM**
 - A. Minutes of April 15, 2019 Hearing
 - B. Findings of Fact, Conclusions of Law, and Recommendation – CPAFY2019 – 2
 - V. **OLD BUSINESS-ACTION ITEM**
 - A. DSRFY2017-22: Darren Blaser, on behalf of Viewpoint Windows, is requesting Design Review approval of plan modifications to an approved application. The project includes the construction of a new structure to store shipping and receiving items. The 2.273 acre site is located at 6715 W. State St., zoned C-2, and in the Residential Low Density designation of the Comprehensive Plan.
 - VI. **NEW BUSINESS-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.
 - 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.
 - C. DSRFY2019-6: Jeff Hatch with Hatch Design Architecture is requesting Design Review approval of a pre-application request and full application for a new commercial construction of a multi-tenant flex building. The 0.689 acre site is located at 503 E. 47th St., Garden City, ID 83714; Ada County Parcel

R2734522838. The property is within the C-2 zoning district and in the Mixed Use Residential designation of the Garden City Comprehensive Plan.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

- A. DSRFY2019-8: Tyler Frazier with The FCI Group is requesting Design Review approval of a pre-application request for an urgent/primary care facility to be located in an existing building at 6965 N. Glenwood Street. The 0.592 acre site is located within the Highway Commercial (C-1) zoning district.
- B. DSRFY2019-10: Robert Powell with Dave Evans Construction is requesting Design Review approval of a pre-application request for new multi-family housing called Sleepy Hollow Apartments. The 3.03 acre site is located at 9555 W. State St.; Ada County Parcel S0514438580. The property is within the C-2 zoning district and the Residential Low Density designation of the Comprehensive Plan.
- C. DSRFY2019-11: Sean Connor with The Land Group is requesting Design Review approval of a pre-application request for a city park and recreational area called Heron Park. The 1.5 acre site is located at 3858 N. Reed Street; Ada County Parcel R2734560310. The property is within the Medium Density Residential (R-3) zoning district.
- D. DSRFY2019-12: Bob Taunton with Taunton Group LLC is requesting Design Review Pre-Approval of access points for ACHD's planned reconfiguration of the State St. and Pierce Park Ln. intersection.
- E. DSRFY2019-13: James Thomas with HC Company Inc. is requesting Design Review approval of a new MRI addition at the existing West Vet Animal Emergency & Specialty Center at 5024 W. Chinden Blvd., Ada County Parcel R2039130012. The 2.251 acre site is located within the general commercial (C-2) zoning district.
- F. SUBFY2019-2: Marla Carson with neUdesign Architecture is requesting Design Review approval of a pre-application request for new single-family housing called Swain Townhomes. The 7.87 acre site is located at N. Glenwood St.; Ada County Parcel S0536141952. The property is within the Mixed Use (M) zoning district.

VIII. DISCUSSION

IX. ADJOURNMENT-ACTION ITEM