



CITY OF GARDEN CITY

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MINUTES

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**
- A. The meeting was called to order at 3:00 pm.
- II. ROLL CALL**
- A. Appointed Members: Maureen Gresham, Brett Labrie
 - B. Planning Official: Jenah Thornborrow
 - C. Planner: Chris Samples
 - D. Absent: Derek Hurd
- III. ACTION ITEM - CHANGES TO AGENDA**
- A. DSRFY2019 – 6 was moved to the pre-application discussion section due to not posting the required public noticing sign pursuant to GCC 8-6A-7.
 - B. CPAFY2019 – 4 was continued to a date certain of May 20, 2019 at the request of the applicant.
 - C. DSRFY2019 – 11 was moved to the consent agenda to be designated for an administrative decision after the applicant did not object to an administrative review, no Committee member objected, and no one from the public wished to testify in opposition to the proposal.
 - D. DSRFY2019 –13 was moved to the consent agenda to be designated for an administrative decision after the applicant did not object to an administrative review, no Committee member objected, and no one from the public wished to testify in opposition to the proposal.
- IV. CONSENT AGENDA- ACTION ITEM**
- A. Minutes of April 15, 2019 Hearing
 - B. Findings of Fact, Conclusions of Law, and Recommendation – CPAFY2019 -2
 - C. Findings of Fact, Conclusions of Law and Recommendation – CPAFY2018 – 7
 - D. 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.
 - E. 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.

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

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.
 - i. The applicant was not present for the application.
 - ii. The Committee continued the application to a date certain of 5/20/2019.

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.
 - i. Staff Jenah Thornborrow presented the proposed ordinance amendment.
 - ii. Public testimony in opposition to the proposed amendment was heard from Wendy Carver-Herbert. Wendy testified concerning the proposed canopy coverage amendment was not detailed enough and expressed concern the proposed 1 tree per 8 parking space standard was below minimum code standards found in Garden City Code 8-4I. Wendy also requested that the City should consider appointing a working group to take a closer look at the entire Boise River and Greenbelt Overlay district rather than a limited amendment.
 - iii. Public testimony was closed.
 - iv. Committee member Gresham moved to recommend approval of the proposed changes, to include a 1 tree per parking space standard within parking lots and to recommend a more in depth review of the entire Boise River and Greenbelt Overlay District be considered.
 - v. Committee member Labrie seconded. The motion carried unanimously.

- 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.
 - i. **The application was continued to a date certain of May 20, 2019 at the request of the applicant.**

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.

- i. Tyler Frazier and Gene Ulmer presented the proposed design.
 - ii. Staff Chris Samples presented the staff report.
 - iii. The Committee requested the applicant return to the Committee with a formal application.
 - iv. The Committee provided the following comments:
 - i. Provide calculations of façade glazing percentage.
 - ii. Provide different treatment to include additional portions of the building and not just fill in existing windows.
- 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.
- i. Rob Powell and Tom Scoffield presented the proposed design.
 - ii. Staff Chris Samples presented the staff report.
 - iii. The Committee requested the applicant return to the Committee with a formal application.
 - iv. The Committee provided the following comments:
 - i. Reconfigure sidewalk along W. State Street to not meander, but create illusion of meandering through use of landscaping.
 - ii. Provide an exhibit demonstrating the sight lien of Building C over the top of the garage buildings.
- C.** 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.
- i. Committee member Gresham disclosed she worked for ACHD, but that her scope of employment at the district did not create a conflict of interest on the application.
 - ii. Bob Taunton and Jason Densmere presented the proposed design.
 - iii. Taunton clarified that the parking lot reconfiguration shown in the plans is not intended to be a part of this application, but shown for reference purposes.
 - iv. Staff Chris Samples presented the Staff Report.
 - v. Public testimony was accepted at the discretion of the Committee from Pierce Rohn. Pierce expressed concern with the portion of the property being separated from the existing golf course and what the future intent of that portion was. Pierce indicated that the proposed road should be dedicated to ACHD as a public road.
 - vi. The Committee requested the applicant return to the Committee with a formal application.
 - vii. The Committee provided the following comments:
 - i. Pursuant to Garden City Code 8-6A-4, the following waivers to application requirements would be appropriate for the formal application:
 - a. Schematic Drawing
 - b. Lighting Plan
 - c. Topographic Survey
 - d. Grading Plan

- e. Will Serve Letter
 - f. Ada Counter Approved Addresses
 - g. A 1:50 scale is allowed for the site and landscape plans
 - ii. The proposed road configuration does not set a precedent for the development of the portion of property west of the road.

- D. 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.
 - i. Bob Unger, Marla Carson, and Corine Graham presented the proposed design.
 - ii. Staff Chris Samples presented the staff report.
 - iii. The Committee requested the applicant return to the Committee with a formal application.
 - iv. The Committee provided the following comments:
 - i. Create pedestrian access to adjacent proposed duplex property.
 - ii. Add pedestrian connectivity to townhomes shown without a sidewalk.
 - iii. Consider providing pedestrian access to Glenwood Street.
 - iv. Deemphasize garages along the driveways.
 - v. Consider developing the property to emphasize the canal as an amenity.
 - vi. Consider providing pedestrian connectivity where possible along the canal.
 - vii. Review residential design standards to determine compliance.

- E. 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.
 - i. Jeff Hatch presented the proposed design.
 - ii. Staff Chris Samples presented the staff report.
 - iii. The Committee recommended the applicant return with an application for administrative decision.
 - iv. The Committee provided the following comments:
 - i. Use a differing material to show connectivity between proposed building and existing house and proposed street sidewalk.
 - ii. Reconfigure parking to enable 90 degree parking, including the ADA space.
 - iii. Comply with tree mitigation standards noted in Garden City Code 8-4I, including arborist certification for dead trees.
 - iv. Revise plans to show a detached sidewalk and landscaping.
 - v. The proposal appears to be a mixed use development.

VIII. DISCUSSION

IX. ADJOURNMENT-ACTION ITEM 5:50



5/22/19

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