

CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone 208/472-2900 □ Fax 208/472-2998

MINUTES

Design Committee

3:00 PM

Monday, June 15, 2020

Meeting was held remotely. To view the meeting, please follow the link below:

Join Zoom Meeting

<https://zoom.us/j/8188588340>

Meeting ID: 818 858 8340

Meeting Phone In: 301-715-8592

I. CALL TO ORDER

- A. The meeting was called to order at 3:00 pm.

II. ROLL CALL

- A. Appointed Members: Derek Hurd, Maureen Gresham, Brett Labrie
- B. Planning Official: Jenah Thornborrow
- C. Planner: Hanna Veal

III. ACTION ITEM - CHANGES TO AGENDA

IV. CONSENT AGENDA- ACTION ITEM

- A. [June 1, 2020 Minutes](#)

Committee member Hurd moved to approve the consent agenda.

Committee member Labrie seconded the motion.

The motion carried unanimously.

V. PRE-APPLICATION CONFERENCE

- A. [DSRFY2020 – 18](#): TAMARA THOMPSON WITH THE LAND GROUP IS REQUESTING A PRE-APPLICATION CONFERENCE FOR A PROPOSED EIGHT FOOT (8') FENCE AT TELAYA WINERY. THE PROPERTY IS LOCATED AT 240 E. 32ND STREET, GARDEN CITY, ID 83714; ADA COUNTY PARCEL # R2734541570.

- I. Tamara Thompson presented the application.
- II. Jenah Thornborrow presented the staff report.
- III. Discussions included:
 - a. Internal fence needs to tie into architecture of building so that it acts as a building screen wall rather than fence if the

screening is greater than 6' in height. The internal fence may be 6' as a staff level approval.

- b. A staff level approval would be appropriate of the side lot line fence proposal if:
 - a. The side fence will be on the 0' lot line.
 - b. A notarized agreement from the adjacent residential lots in agreement with the fence
 - c. No dual fence- remove chain link

B. DSRFY2020-19: IAN MCLAUGHLIN WITH PIVOT NORTH DESIGN IS REQUESTING A PRE-APPLICATION CONFERENCE FOR NEW CONSTRUCTION FOR A PROPOSED USED OF SMALL-SCALE FOOD PRODUCTS PROCESSING AND LIMITED SERVICE DRINKING ESTABLISHMENT. THE PROPERTY IS LOCATED AT 3200 W CHINDEN BOULEVARD, GARDEN CITY, ID 83714.

- I. Jed Glavin, Ian McLaughlin, and Michael McHugh presented the application.
- II. Suggestions from the Committee included:
 - a. Fairview Acre- noted as being on site.
 - b. No engineered structures are allowed. Mitigation of appearance is needed.
 - c. Long roofline on west side needs to be articulated.
 - d. Fenestration on west side needs to be addressed.
 - e. Fencing along Chinden and 32nd wall is not a strong pedestrian component. Treatment such as openings, visual connection, or artwork to strengthen pedestrian relationship to the street are suggested.
 - f. Note staff report where not enough information or noncompliance.
 - g. Staff will send perimeter landscaping and screening ordinance to applicant to ensure Osage is compliant.

VI. DISCUSSION-

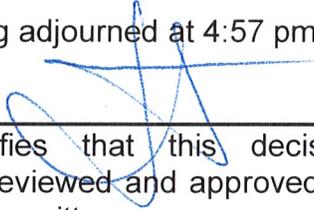
A. CPAFY2020-00005: **WORK SESSION** BOB TAUNTON WITH GLASS CREEK LLC IS REQUESTING A POTENTIAL CODE AMENDMENT TO AMEND GARDEN CITY CODE 8-6B-6 SPECIFIC AREA PLAN (SAP) TO MODIFY THE EXISTING CODE TO CORRECT DEFICIENCIES IN THE EXISTING CODE SECTION AND TO ESTABLISH SAP AS A BASE ZONING DISTRICT. CODE SECTIONS 8-7A-2 DEFINITIONS OF TERMS; 8-2B-2 ALLOWED USES; 8-2B-1 PURPOSE; AND 8-2A-1 BASE ZONING DISTRICTS ESTABLISHED ARE PROPOSED TO BE UPDATED ACCORDINGLY.

- I. Bob Taunton and JoAnn Butler presented the proposal.
- II. Committee comments:
 - a. Current regulations are complicated, and this proposal may make it more complicated
 - b. This should apply to areas large enough to create an identity, and small tracts of land may not be applicable.
 - c. The intent of the changes makes sense.

d. Suggestions can come through staff.

VII. 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.

I, Hanna Veal, Associate Planner for the City of Garden City, hereby state my presence at the Design Review Committee Pre-application conference held on June 15, 2020 to discuss DSRFY2020 -18, DSRFY2020 – 19, and CPAFY2020 – 00005 Work Session.

The audio did not function for a part of the meeting and this certification is to augment the minutes and provide a full accounting of the proceedings.

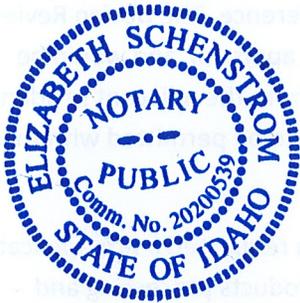
I certify that during the conference, Tamara Thompson with the Land Group proposed an eight-foot (8') fence at Telaya Winery. Jenah Thornborrow presented the staff report DSRFY2020 - 18. The property is located 240 E. 32nd Street, Garden City, ID 83714; Ada County Parcel #R2734541570. Discussions included that the internal fence needs to tie into architecture of building so that it acts as a building screen wall rather than a fence. Applicant asked for clarification that if the fence were to only be six feet (6') in height, she would not need to have a Design Review Committee conference. The Design Review Committee responded that a six foot (6') internal fence may be a staff level approval, and would be appropriate if the side fence lie on the 0' lot line, if a notarized agreement from the adjacent residential lots in agreement with the fence were received, and that no dual fence would be permitted with the chain link fence being removed.

I certify that during the conference, Ian McLaughlin with Pivot North Design requested a pre-application conference for new construction for a proposed used of small-scale food products processing and limited service drinking establishment. Jenah Thornborrow presented the Staff Report DSRFY2020 -19. The property is located at 3200 W Chinden Boulevard, Garden City, ID 83714. Discussions followed with the committee suggesting more pedestrian friendly designs due to the fencing along Chinden and 32nd not being a strong pedestrian component. Treatment to the metal wall such as openings, visual connection, or artwork to strengthen the pedestrian relationship to the street were suggested. Design Review Committee suggested that the long roofline on the west side of building renderings needs to be articulated as well as fenestration needing to be addressed. Applicant was not aware of Fairview Acre Easement bisecting the site, and stated they needed to investigate it. Staff noted that no engineered structures are allowed, therefore overall building mitigation of appearance is needed. The discussion concluded with Design Review Committee saying that the applicant needed to understand that even though the area they are proposing to build in is not currently pedestrian friendly, the city code is in place to help make Garden City pedestrian oriented and that their design needs to incorporate that. Staff said they would send perimeter landscaping and screening ordinance to applicant to ensure Osage is compliant.

I certify that during the conference, a work session was conducted by Bob Taunton with Glass Creek LLC who has requested a potential code amendment to amend Garden City Code 8-6B-6 Specific Area Plan (SAP) to modify the existing code to correct deficiencies in the existing code section and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly. Bob Taunton mentioned that current Euclidean zoning is limiting and encourages designs to only meet the code minimums which do not achieve desired results. Mr. Taunton proposed that the new proposal is needed because it allows for complex land uses such as TOD Activity Centers and encourages Master

Plans which ultimately improves implementation of Comp Plan land use designations and policies. Mr. Taunton provided examples in Boise City (Harris Ranch), Ada County (Avimor) and City of Eagle (Spring Valley) to learn from and analyze. After the presentation given by Mr. Taunton, committee members voiced that the current regulations are complicated, but they are concerned the proposal might make it more complicated. However, they also stated that the intent of the changes make sense and should only apply to big areas of land, such as the Expo Idaho property, and that small parcels of land may not be as applicable.

I hereby certify that the meeting was adjourned at 4:57 pm June 15, 2020.



A handwritten signature in black ink, appearing to read "Hanna Veal", written over a horizontal line.

Printed Name: _____ Hanna Veal _____

Elizabeth Schenstrom
Cecy S
Ex: 2/18/2020
resides 10015 Glenwood St.
Garden City ID. 83714