

MINUTES
Design Committee

3:00 PM

Monday, June 17, 2019
City Council Chambers – City Hall
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: Brett Labrie, Derek Hurd
B. Planning Official: Jenah Thornborrow
C. Planner: Chris Samples
D. Absent: Maureen Gresham,

III. ACTION ITEM - CHANGES TO AGENDA

I. CONSENT AGENDA- ACTION ITEM

- A. Minutes of June 3, 2019 Meeting
B. Findings of Fact, Conclusions of Law, and Decision – DSRFY2019 – 12
C. Findings of Fact, Conclusions of Law, and Decision – DSRFY2017 – 22

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

II. NEW BUSINESS – ACTION ITEM

- A. DSRFY2019-8: Tyler Frazier with The FCI Group is requesting approval of a design review 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 presented the application.
ii. Staff Chris Samples presented the staff report.
iii. Public testimony was received from no one.
iv. Public testimony was closed.
v. Committee member Labrie moved to approve the application with the following site specific conditions of approval:
- a. Signage depicted in the application materials is not approved through this design review.
b. A window shall be added to the break room to meet the 15% glazing requirement.
- vi. Committee member Hurd seconded. The motion carried unanimously.
- B. DSRFY2019-10: Thomas Schofield with Dave Evans Construction is requesting Design Review approval of 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 General Commercial (C-2) zoning district.
- i. Rob Powell and Thomas Schofield presented the application.
ii. Staff Chris Samples presented the staff report.

- iii. Public testimony was received in opposition from:
 - a. Debra Hanks (traffic, change of character of area, property values)
 - b. Jennifer Matthews (agrees with Debra)
 - c. Bert Bradley (Agrees with Debra)
 - d. Rose Dvorak (Agrees with Debra)
 - iv. Written testimony was received in opposition from:
 - a. Jean Cariaga (Written testimony entered into record)
 - v. Public testimony in neutral was received from:
 - a. James Page (concerned about landscape buffering, cross parking, and adjacent pedestrian access)
 - b. Jamin Martin (agreed with James)
 - vi. Public testimony was closed.
 - vii. Rob Powell presented rebuttal testimony. Rob addressed the concerns of public testimony and indicated willingness to make changes.
 - viii. The Committee requested the applicant return with the following modifications:
 - a. Add additional articulation to the rear garage elevations.
 - b. Provide an alternative to the proposed fencing.
 - c. Add trees along W. State Street.
- C. DSRFY2019-15: Rodney Evans with RE and Partners is requesting Design Review approval of a new office building for Health Services, Inc. (Miracle Ear) at W. Carlton Bay Dr., Ada County Parcels R1292650170 and R1292650160. The site is located within the mixed use (M) zoning district.**
- i. Rodney Evans and Trey Hoff represented the application.
 - ii. Staff Chris Samples presented the staff report.
 - iii. Public testimony in neutral was received from Larry Rupp, representing the Carlton Bay Homeowner's Association.
 - iv. Public testimony was closed.
 - v. Committee member Labrie moved to approve the application with the following additional site-specific conditions:
 - a. Add a pedestrian connection to W. Carlton Bay Drive.
 - b. Add landscaping to soften W. Carlton Bay Drive sidewalk.
 - c. The decision allows for realignment of the trash enclosure to comply with trash services requirements.
 - d. The applicant should explore an expanded pedestrian plaza with the Carlton Bay Homeowner's Association.
 - vi. Committee member Hurd seconded the motion.
 - vii. The motion carried unanimously.
- D. MPUDFY2019-1: Sue Samson is requesting Design Review approval of an amendment to elevation and site design for an approved multi-family development located at 322 E. 44th Street; Ada County Parcel R2734500512, S 170' Lot 16, Block 2, Fairview Acres Sub #1. The property is zoned R-3 and located in the Mixed Use Residential designation of the Comprehensive Plan.**
- i. Sue Samson presented the application amendments.
 - ii. Staff Chris Samples presented the staff report.
 - iii. Public testimony was received from no one.
 - iv. Public testimony was closed.
 - i. Committee member Labrie moved to approve the requested amendments with the following additional site-specific conditions:
 - a. The street side fence shall be no taller than 3.5' in height within the setback. A revised landscaping plan shall be submitted for administrative review showing plants behind the fence.
 - b. The riser room option is approved as an additional configuration option.
 - c. The changes proposed in the application materials are approved.
 - b. Committee member Hurd seconded the motion.
 - c. The motion carried unanimously.

v.

III. OLD BUSINESS-ACTION ITEM

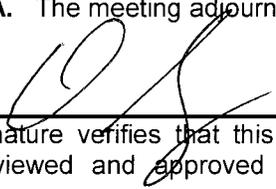
IV. PRE-APPLICATION CONFERENCE

- A. SUBFY2019-3: Ben Semple with Rodney Evans + Partners, PLLC is requesting Design Review Pre-Application approval of a 5 lot residential subdivision located at 204 E. 43rd St., Garden City, ID 83714; Ada County Parcel: R2734500776, Lot 9, Block 3, Fairview Acres Sub. No. 1. The property is approximately 0.69 acres and within the Medium Density Residential (R-3) Zoning District.
 - i. Ben Semple presented the proposal.
 - ii. Staff Chris Samples presented the staff report.
 - iii. The Committee made the following comments:
 - a. Strengthen the pedestrian connectivity to the dwelling units.
 - b. Incorporate pavers in the fire hammerhead to give the appearance of a plaza.
- B. SUBFY2017-1/PUD2013-2: Todd Weltner is requesting a pre-application meeting for discuss design changes and the approval of landscaping and wall improvements along the Greenbelt. The project is located at E. 35th St. and N. Prospect Ln., Garden City, ID, 83714.
 - i. Todd Weltner presented the proposal.
 - ii. Staff Chris Samples did not present a staff report.
 - iii. The Committee made the following comments:
 - a. No issues were found with proposed elevation changes to the buildings.
 - b. Consider landscaping alternatives above the wall to soften its appearance.
 - c. Consider integrating LED lighting into the wall to provide visibility and break up wall's appearance.
 - d. Consider move metal fence back on top of wall to soften its appearance.
 - e. Provide graphic that better represented wall's look.

V. DISCUSSION

VI. ADJOURNMENT-ACTION ITEM

- A. The meeting adjourned at 5:58 pm.



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