CITY OF GARDEN CITY

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MINUTES
Design Committee
3:00 PM
Monday, July 6, 2020
Meeting was be held remotely: 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 Present: Derek Hurd, Maureen Gresham, Brett Labrie
B. Planning Official Present: Jenah Thornborrow
C. Members Absent: None
D. Staff Present: Hanna Veal
E. Prior to the meeting Ms. Thornborrow asked the Design Review Committee if any member had any conflict of interest or any disclosures related to any agenda item. No members identified a conflict or disclosure related to any agenda item.

III. CHANGES TO AGENDA-ACTION ITEM

IV. CONSENT AGENDA- ACTION ITEM

A. June 15, 2020 Minutes
Committee Member Labrie moved to approve the consent agenda.
Committee Member Gresham seconded the motion.
The motion carried unanimously.

V. OLD BUSINESS – ACTION ITEM

VI. PRE-APPLICATION CONFERENCE

A. DSRFY2020 – 17: CHAD WELTZIN WITH ERSTAD ARCHITECTS IS PROPOSING NEW CONSTRUCTION OF A 90 UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 411 E. 43RD ST. ADA COUNTY PARCEL # R2734521516.

I. Chad Weltzin presented the application.
II. Jenah Thornborrow presented the staff report.
III. Public Testimony was heard from:
   a. Jerald Reed, in opposition.
IV. Public Testimony was closed
V. Committee member Hurd moved to approve the application with the following site-specific conditions:

a. Perimeter landscaping plantings adjacent to residential uses must meet perimeter landscaping standards of 6'x6' at maturity where there is not an opaque fence.
b. Pedestrian connections between buildings need to be a different material rather than paint striping on the asphalt so that the pathways are more prominent.
c. Internal streetlights shall be a maximum of 9' in height.
d. Documentation shall be provided that demonstrates that the open space requirements are met.

VI. Committee member Labrie seconded the motion.
VII. The motion carried unanimously.

B. DSRFY2020-20: CHAD SLITCHER WITH SLITCHER UGRIN ARCHITECTURE IS REQUESTING A COMBINED PRE-APPLICATION AND COMMITTEE REVIEW FOR CONFERENCE FOR A NEW CONSTRUCTION FOR A PROPOSED USE OF SMALL-SCALE FOOD PRODUCTS AND PRODUCTION, BOTTLING, AND TASTING FACILITY WITH LIMITED SERVICE DRINKING ESTABLISHMENT. THE PROPERTY IS LOCATED AT 106 E 36TH ST, GARDEN CITY, ID 83714; ADA COUNTY PARCEL # R27345200006.

I. Chad Slichter and Brett Gulash presented the application.
II. Hanna Veal presented the staff report.
III. Public Testimony was heard from Jerry Blickfeldt who provided public comment, asking about irrigation and change of gate location.
IV. Public testimony was closed.
V. Committee Member Labrie moved to request the applicant return with revised material. Conditions of approval from the Committee included:
a. Relocate stairs to make plaza more prominent and meet street frontage requirements.
b. Make the plaza element in the design to be more prominent.
c. West elevation blank building wall needs to be further refined, material delineation or change.
d. Committee requests to see service drive and gate design renderings.
e. Integrate the warmer materials such as wood in elevations adjacent to Osage 36th street and the plaza.
VI. Committee member Gresham seconded the motion.
VII. The motion carried unanimously.

C. SUBFY2020-6: Bob Taunton with Glass Creek LLC is proposing a four lot (three residential lots, one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125.

I. Bob Taunton and Doug Russell, applicants, presented the application.
II. Jenah Thornborrow provided a staff report.
III. Public Testimony was heard from:

a. Jake Heusinkveld provided testimony in opposition related to landscaping, incompatibility with the neighborhood, and noted that a takings analysis can be requested per LLUPA.
b. Valerie Heusinkveld provided testimony in opposition related to tree/landscaping preservation and protection, compatibility with the neighborhood, floodplain concern, and covenants.
c. Peter Snowden provided testimony in opposition related to CC&R standards not being required of new homes and compatibility with the neighborhood.
d. Karen Houser provided testimony in opposition related to too many homes being proposed in the designated space, damage to existing landscaping, compatibility with neighborhood, and lack of HOA oversite.
e. Lindsey Stenshoel provided testimony in opposition related to parking, HOA regulations, congestion, and headlights shining onto her property.

IV. Bob Taunton, Joann Butler, and Doug Russell, applicants, provided rebuttal:
   a. Stated they are aware and willing to work with current CC&Rs to meet HOA guidelines.
   b. Addressed the concerns of trees being damaged noting that the tree's limbs hang over the property line about 5-8', but the required setback is 5' and all construction is going to occur outside that dripline.
   c. To address the concern of crowding it was noted that the proposed trees were only to meet requirements of code. He asked the committee if he could find an alternative approach for a buffer such as shrubs.

V. Committee Member Labrie asked if 70' setback could change. Mr. Russell responded that the line is going to adjust by a couple of feet, not a significant amount.
VI. Public Testimony was closed.
VII. Committee member Gresham move to approve with conditions found in the draft decision document drafted in the affirmative.
VIII. Committee member Hurd seconded the motion.
IX. The motion carried unanimously.

VII. DISCUSSION- NONE

VIII. ADJOURNMENT-ACTION ITEM

A. The meeting adjourned at 5:25 p.m.

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