



## CITY OF GARDEN CITY

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### MINUTES

#### Design Committee

3:00 PM

Monday, August 6, 2018

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

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- I. **CALL TO ORDER AT 3:00 PM**
  - II. **ROLL CALL**
    - A. Appointed Members Present: Maureen Gresham, Derek Hurd
    - B. Appointed Members Absent: Brett Labrie
    - C. Design Review Member Planning Official Present: Jenah Thornborrow
    - D. Garden City Development Services Staff: Chris Samples
  - III. **ACTION ITEM - CHANGES TO AGENDA**
    - A. CUP2015-00016 was moved from the consent agenda to old business after a member of the public wished to testify on the item.
    - B. CPAFY2018 – 6 was moved to after the pre-application items.
    - C. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 27 was tabled to the August 20, 2018 meeting due to a lack of quorum stemming from a conflict of interest from Committee Member Gresham.
  - IV. **ACTION ITEM - CONSENT AGENDA**
    - A. Minutes of 7/16/2018
    - B. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 19
    - C. Findings of Fact, Conclusions of Law, and Decision – DSRFY2017 – 13

Gresham moved to approve the consent agenda. Hurd seconded. The motion was approved unanimously.
  - V. **ACTION ITEM - OLD BUSINESS**
    - A. CUP2015-00016 - Curt Barber representing Cutting Edge Landscaping is requesting Design Review approval for a plan modification to the placement of a fence at the south side of the property. The project is located at 5373 N. Alworth St., Garden City, ID 83714.
      - a) Curt Barber presented the proposed amendment.
      - b) Interested Party Ray Friend testified in opposition to the amendment. Friend brought up concerns about the impact of sprinklers on his adjacent property, of fence placement, and alleged noxious odor from the use.

- c) **Thornborrow indicated the chain link fence installed is not legal under Garden City Code. Thornborrow also indicated that the proposed modification would require a landscaping buffer pursuant to Garden City Code 8-4I-5.**
- d) **Gresham moved to approve the modification with the following site specific conditions:**
  - 1. **The applicant may either A) Install the fence as previously approved or B) Install the fence as proposed in the modification, but a landscape buffer must be installed meeting the requirements of Garden City Code 8-4I-5.**
- e) **Hurd seconded. The motion was approved unanimously.**

- A. **DSRFY2018-22** - Bill Truax with Parkway Station, LLC is requesting Design Review approval for a new coffee shop. The project is to be located at N. Freeride Ln., Garden City, ID 83714; Ada County Parcel R8583760500; Lot 50 Block 1 TwoTown Parkway Station Sub. No. 1. The property is within the M Mixed Use zoning district and the Mixed Use Residential and Transit Oriented Land Use Designation of the Comprehensive Plan. The applicant has provided revised materials to address the comments of the Committee from the June 18, 2018 meeting.
  - a. **Bruce Poe, Bryan Forester, and Zach Craig represented the application.**
  - b. **The applicants presented a new site plan and elevations to the Committee.**
  - c. **The Committee clarified the scope of the application due to the enlarged scope of the site plan to include the entire property. The scope of the application was clarified to include only what was within the original site plan.**
  - d. **The Committee indicated the landscape plan did not address the area around the restroom.**
  - e. **Gresham moved to approve the application with the following additional site specific condition:**
    - i. **Prior to the issuance of a building permit, a landscape plan meeting the requirements of Garden City Code and addressing the area around the restroom shall be submitted for administrative review.**
  - f. **Hurd seconded. The motion was approved unanimously.**

## VI. PRE-APPLICATION DISCUSSIONS

- A. **DSRFY2018-30** - Jeff Hatch with Hatch Design Architecture is requesting a Design Review pre-application meeting for a new mixed commercial structure to be located at 501 E. 47th St., Garden City, ID 83714; Ada County Parcel: R2734522843; Lot 30 Block 21 Fairview Acres Sub. No. 3. The project is in the C-2 zoning district and the Mixed Use Residential and TOD Node Buffer of the Comprehensive Plan Land Use Designation.
  - a. **Jeff Hatch, Bryan McGaha, and William Boyle represented the pre-application item.**
  - b. **The Committee made the following recommendations:**
    - i. **A detached sidewalk should be installed along the street.**

- ii. **Class 2 or Class 3 trees should be installed with the sidewalk in the landscape buffer.**
- iii. **The landscape plan should be amended to show the required 70% living material coverage.**
- iv. **Republic Services should be consulted to determine the best place for the trash enclosure.**
- v. **Sidewalks on the sides of the building should be replaced with landscaping.**
- vi. **The bicycle rack should go within the landscape area.**
- vii. **A landscape buffer pursuant to Garden City Code 8-4I-5 should be installed adjacent to residential uses, residential zones, and vehicle use areas.**
- viii. **A mock up showing future uses and structures on the site should be submitted.**

**B. DSRFY2018-21** - Jane Suggs with WH Pacific is requesting a pre-application meeting for a condominium development to be located at 3615 N. Prospect Ln., Garden City, ID 83714; Ada County Parcel R9242370930; Lot 29 Block 2 Waterfront District Sub. The property is within the m, mixed use, zoning district and the Live-Work-Create and Transit Oriented land use designation of the Comprehensive Plan.

- a. **Jane Suggs, Corinne Graham , Nathan Dang, Brian Forester, Ben Semple, Greg Allen, and Tim Nau represented the application.**
- b. **Gresham disclosed she lived within the Waterfront District neighborhood, but did not have a conflict of interest for the application.**
- c. **Gresham left the meeting at 5:40 pm**
- d. **The Committee made the following recommendations:**
  - i. **Additional façade variation is necessary to break up the look of the structures and provide relief to neighboring properties and pedestrians, especially along the Adams Street façade.**
  - ii. **Show pedestrian connectivity within the property.**
  - iii. **The sidewalk at Adams and Water Pocket streets will need to meet ACHD requirements.**

#### **VII. ACTION ITEM - NEW BUSINESS**

**A. CPAFY2018-6:** AN ORDINANCE REPEALING 8-3B-1 RELATING TO ELIGIBILITY IN THE NATIONAL FLOOD INSURANCE PROGRAM; PERMIT REQUIREMENTS; APPLICATION; REVIEW OF APPLICATIONS; DEFINITIONS. AND PROVIDING A NEW ORDINANCE CONCERNING: THE ELIGIBILITY IN THE NATIONAL FLOOD INSURANCE PROGRAM; PERMIT REQUIREMENTS; APPLICATION; REVIEW OF APPLICATIONS AND DEFINITIONS.

- a. **This item was not heard due to a lack of quorum**

#### **VIII. DISCUSSION**

#### **IX. ACTION ITEM – ADJOURNMENT**

The meeting was adjourned at 5:50 pm.

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