



CITY OF GARDEN CITY

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MINUTES

Design Committee

3:00 PM

Monday, August 20, 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: Brett Labrie, Maureen Gresham, Derek Hurd
 - B. Appointed Members Absent: None
 - C. Design Review Member Planning Official Present: Jenah Thornborrow
 - D. Garden City Development Services Staff: Chris Samples

 - III. **ACTION ITEM - CHANGES TO AGENDA**
 - A. DSRFY2018 – 29 was moved to the consent agenda after the applicant did not object to the staff report and proposed conditions and no one from the public came to testify in opposition to the request.
 - B. CPAFY2018 – 6 was removed from the agenda in order to allow staff to draft a white paper on the matter.

 - IV. **ACTION ITEM - CONSENT AGENDA**
 - A. Minutes of 8/2/2018
 - B. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 22
 - C. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 - 27
 - D. Findings of Fact, Conclusions of Law, and Decision - CUP2015-00016
 - E. DSRFY2017-25 - Cindy Hubert with BRS Architects is requesting approval of plan modifications for exterior improvements to Jacksons Food Stores located at 4400 W. Chinden Blvd., Garden City, ID, 83714. Modifications include improvements to the west elevation and trash enclosure located on the east side of the structure.
 - F. DSRFY2017-21 - Katrina Kulm with Erstad Architects is requesting approval of a plan modification for the removal of a bike fix-it station in exchange for the addition of more bike racks for the new Future Public School located at 511 E. 43rd St., Garden City, ID 83714.
 - G. PUDFY2015-2: Coffey Street Multi-Family Development: Brett G. Labrie with Lindgren:Labrie Architecture is requesting Design Review approval of landscaping modifications for the Coffey Street Multi-Family Development located at 5811 Coffey St., Garden City, ID 83714.

H. DSRFY2018-29 - Mysti Stelluto with Dave Evans Construction is requesting Design Review approval of a new 11,200 square foot multi-tenant office building to be located at 5655 N. Glenwood St. and Lot 21 Block 1 Ashland Plaza Sub. #2; Ada County Parcels: R0540180040 & R0540180050, Lot 20 and 21 Block 1 Ashland Plaza Sub. #2. The properties are within the C-2 General Commercial zoning district and the Special Opportunity Area of the Comprehensive Plan Land Use Designation.

- i. **The Committee noted that Labrie was not eligible to vote on items A, B, D, and G and that Gresham was not eligible to vote on item B.**
- ii. **Labrie moved to approve the consent agenda as proposed and noted.**
- iii. **Hurd seconded. The motion passed unanimously.**

V. ACTION ITEM - OLD BUSINESS

VI. ACTION ITEM - NEW BUSINESS

A. DSRFY2018-31 - Hannah Ball with Urban Land Development is requesting Design Review approval for modifications to an existing structure for Roots Market. Improvements include new landscaping and the installation of a new man door, overhead door and deck. The project is located at 3308 W. Chinden Blvd., Garden City, ID 83714; Ada County Parcel: R2734541125; Lots 02-03 & 32-34 Block 33 Fairview Acres Sub. No. 5. The property is located in the C-1 Highway Commercial zoning district and the Live-Work-Create and TOD Node Buffer of the Comprehensive Plan Land Use Designation.

- a. **Hannah Ball presented the request.**
- b. **The Committee requested the applicant return with the following:**
 - i. **A revised landscape plan showing the required street trees pursuant to Garden City Code 8-4I and showing vehicular and pedestrian pathways and circulation.**

B. MLDFY2018-0002 - Michael Shepard with NeighborWorks Boise is requesting approval of a Minor Planned Unit Development for two sets of two single family attached dwellings to be known as 38th Street Eaton Cottages located at 3819 N. Kay St., Garden City, ID 83714; Ada County Parcel: R786600035; Lots 4 & 5 Block 1 Shields Sub. No. 1. The property is approximately 0.26 acres and is within the Mixed Use Commercial Comprehensive Plan Land Use Designation.

- a. **Michael Shepard presented the application.**
- b. **Gresham moved to recommend approval of the site layout template with the following additional site layout template specific recommendation:**
 - i. **A revised template shall be provided to the Commission showing the following:**
 1. **A detached sidewalk and landscaping meeting Garden City Code requirements;**
 2. **Incorporate a total of four parking spaces opposite the street side at the end of the template. Note that two on-street spaces may be used in lieu of two off-street parking spaces only if it can be demonstrated the on-street spaces are available.**

- c. Labrie seconded. The motion carried unanimously.
- d. Labrie moved to recommend approval of the minor planned unit development application with the following additional site specific recommendation:
 - i. Two class 1 trees (or otherwise compliant with Garden City Code) shall be planted in the shrub bed located in front of each home.
 - ii. HVAC equipment shall be screened from view of the neighbors and the public.
 - iii. The Committee will not make a recommendation on the proposed public walkway.
- e. Hurd seconded. The motion carried unanimously.

VII. PRE-APPLICATION DISCUSSIONS

VIII. DISCUSSION

- 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.**
 - i. **This item was removed from the agenda at staff's request.**
- B. **The Committee discussed operating meetings in a more formal manner and limiting the time that an application could be heard.**

IX. ACTION ITEM – ADJOURNMENT

The meeting was adjourned at 4:30 pm.

9/4/18

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