



**MINUTES**  
**Design Committee**

3:00 PM

Monday, September 3, 2019

Mayor's Conference Room – City Hall

6015 Glenwood Street, Garden City, Idaho

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**I. CALL TO ORDER**

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

**II. ROLL CALL**

- A. Appointed Members: Derek Hurd, Brett Labrie  
B. Planning Official: Jenah Thornborrow  
C. Planner: Chris Samples  
D. Absent: Maureen Gresham

**III. ACTION ITEM - CHANGES TO AGENDA**

- A. DSRFY2019 – 20: Required a continuance to a date certain of September 16, 2019. Public noticing sign notice not complete.

**IV. CONSENT AGENDA- ACTION ITEM**

- A. [MINUTES OF AUGUST 19, 2019 HEARING](#)  
B. [FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION – SUBFY2017 – 1](#)  
C. [FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION – DSRFY2019 – 16](#)  
D. CONTINUANCE DSRFY2019-20  
E. ADMINISTRATIVE APPROVAL OF MODIFICATIONS TO DSRFY2019-8

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

**V. OLD 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. **THE APPLICANT HAS REQUESTED ADMINISTRATIVE REVIEW OF FAÇADE REVISIONS. CONSENT AGENDA APPROVAL RECEIVED.**
- B. [DSRFY2019 - 9](#): JOSH BEACH WITH CONGER GROUP IS REQUESTING DESIGN REVIEW APPROVAL FOR A NEW INDUSTRIAL FLEX BUILDING TO BE LOCATED AT 209 W. 36TH ST., ADA COUNTY PARCEL R2734531468. THE

PROPERTY IS LOCATED IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

- i. Josh Beach presented the revision. Additional exhibit: PPT printed, Google Earth of site.
- ii. Staff Chris Samples presented the staff report.
  - i. Driveway width noted.
  - ii. Sign not within scope of application.
- iii. Public testimony was received from Peggy Clements in opposition.
  - i. Did not request vinyl fence at P&Z hearing.
  - ii. Likes idea of varied façade with reduce fence.
  - iii. Should be an easement for irrigation on their property.
  - iv. Does not have fence across own property.
  - v. No objection to chain link fence. Just wants something to stop access to rear of their property.
- iv. Public testimony was closed.
- v. The applicant was requested to return with revised materials reflecting the following:
  - i. Show color palette on drawings.
  - ii. Show a pathway consisting of flush colored or stamped concrete material connecting the sidewalk to the pedestrian entrances
  - iii. Material and color palette should carry around building. Break up rear blank wall façade that faces residential uses with architectural elements. Possible methods could include: At least 1/3 of the CMU material must be another color, other 2/3 must be split face and non-split face CMU block, and standard grey CMU should not be used.
  - iv. Additional windows on garage doors are required. Glazing calculations must be provided.
  - v. Fence should continue across residential properties for additional screening.
  - vi. No chain link fencing is allowed.
  - vii. Address street trees on Orchard Street.
  - viii. The Committee requested the applicant return on 9/16/2019.

#### VI. NEW BUSINESS-ACTION ITEM

- A. **DSRFY2019 – 20**: BRIAN GARRETT WITH OA+D IS REQUESTING A DESIGN REVIEW APPROVAL OF A STRUCTURE ASSOCIATED WITH A DAY CARE FACILITY. THE PROPERTY IS LOCATED AT 3203 AND 3231 W. CHINDEN BLVD. (ADA COUNTY PARCEL NUMBERS R2734530430 AND R2734530540). THE PROPERTY IS LOCATED IN THE C-1 HIGHWAY COMMERCIAL ZONING DISTRICT. **THE APPLICATION IS TO BE CONTINUED TO A DATE CERTAIN OF 9/16/2019 DUE TO NONCOMPLIANCE WITH PROPERTY POSTING REQUIREMENTS. CONTINUED TO DATE CERTAIN OF 9/16/2019**
- B. **DSRFY2019 – 17 / MPUDFY2019 – 3**: PAM GAINES WITH NEUDESIGN ARCHITECTURE IS REQUESTED DESIGN REVIEW APPROVAL OF A MINOR PLANNED UNIT DEVELOPMENT FOR AN EIGHT UNIT SINGLE FAMILY HOUSING DEVELOPMENT LOCATED AT 404 E. 49<sup>TH</sup> STREET, ADA COUNTY PARCEL # R7334160441. THE PROPERTY IS WITHIN THE R-3 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT. DSRFY2019 – 17 WAS CONTINUED FROM THE AUGUST 19, 2019 HEARING TO BE HEARD CONCURRENTLY WITH MPUDFY2019 – 3.
  - i. Pam Gaines and Pat Garrett presented the application.

- ii. Pam addressed Mr. Frank Page. Page wants a fence between his property on Alworth and the property. Pam indicated the last meeting that a landscaped area long the ditch would be provided.
- iii. Staff Chris Samples presented the staff report.
  - i. Offsite improvements on another property not authorized or can be conditioned.
- iv. Public testimony in neutral was received from Frank D. Page. Mr. Page noted previous entitlements on his property and infrastructure improvements. He noted his desire for a privacy fence between his property and the applicant's property. He noted that he was the only person taking care of the ditch.
- v. Public testimony was closed.
- vi. Committee member Thornborrow noted that nothing in city code compels residential fencing between residences. Thornborrow noted that fencing is a civil issue.
- vii. Committee member Labrie moved to approve the application with additional condition for landscaping for class 2 and class 3 tree noted above.
- viii. Committee member Hurd seconded.
- ix. The motion carried unanimously.

#### VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

A. **DSRFY2019 – 21**: JEFF LIKES WITH ALC ARCHITECTURE IS REQUEST A PRE-APPLICATION DISCUSSION TO REVIEW A PROPOSED FAÇADE REMODEL LOCATED AT 3840 W. CHINDEN BLVD., ADA COUNTY PARCEL R2734502515. THE PROPERTY IS LOCATED IN THE C-1 GENERAL COMMERCIAL ZONING DISTRICT.

- I. Jeff Likes presented the pre-application proposal.
- II. The Committee requested the application return with a site plan and a rendered elevation. Glazing calculations were also requested.

B. **DSRFY2019 – 22**: OCTAVIO FREGOSO WITH BARRIGAS MEXICAN RESTAURANT IS REQUESTED A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED FAÇADE REMODEL LOCATED AT 3447 W. CHINDEN BLVD. THE PROPERTY IS LOCATED IN THE C-1 HIGHWAY COMMERCIAL ZONING DISTRICT.

- I. Octavio Fregoso presented the pre-application proposal
- II. The Committee deferred to staff the decision on this matter.

#### VIII. DISCUSSION

- A. Irrigation Company Documentation
- i. Irrigation companies are notified of applications by applicant prior to application and by city upon application.
  - ii. No comprehensive maps of irrigation infrastructure. City is reliant on irrigation companies to notify city of problems

#### IX. ADJOURNMENT-ACTION ITEM

- a. The meeting adjourned at 4:28 pm.
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A handwritten signature in black ink, appearing to be 'CJG', located at the top left of the page.

12/3/19

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