



CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Monday, September 4, 2018
City Council Chambers – 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, Derek Hurd
 - B. Appointed Members Absent: Maureen Gresham
 - C. Design Review Member Planning Official Present: Jenah Thornborrow
 - D. Garden City Development Services Staff: Chris Samples

 - III. **ACTION ITEM - CHANGES TO AGENDA**
 - A. None

 - IV. **ACTION ITEM - CONSENT AGENDA**
 - A. Minutes of 8/20/2018
 - B. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 29
 - C. Findings of Fact, Conclusions of Law, and Recommendation - MLDFY2018-2
 - a. **Hurd moved to approve the consent agenda.**
 - b. **Labrie seconded. The motion passed unanimously.**

 - V. **PRE-APPLICATION DISCUSSIONS**
 - A. **DSRFY2018-32** - Jeff Hatch with Hatch Design Architecture is requesting a pre-application meeting for the installation of exterior improvements to J's Car Wash located at 3756 W. Chinden Blvd., Garden City, ID 83714; Lot 03 & Lot 32 & Por of Lot 02 & Lot 33 Block 9 Fairview Acres Sub. No. 1; Ada County Parcel: R2734502777. The property is within the C-1 Highway Commercial zoning district designation and the Mixed Use Commercial, Green Boulevard Corridor and TOD Node Buffer of the Comprehensive Plan Land Use Designation.
 - a. **Jeff Hatch presented the pre-application materials.**
 - b. **The Committee made the following requests:**
 - i. **Add safety features to pedestrian crossings**
 - ii. **Remove slats from fence near pergola along Osage St.**
 - iii. **Add crosswalks from entrances to Chinden. Continue pedestrian connectivity to pergola.**

VI. ACTION ITEM - OLD 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. The applicant has submitted revised materials for the Committee's consideration.

a. Hannah Ball presented the revised materials.

b. Labrie moved to approve the application with the following addition site specific conditions:

i. Submit a revised site and landscaping plan for administrative review showing the following:

- 1. Extended pedestrian pathway by patio to 34th Street**
- 2. Show 5 trees or an equivalent amount of shrubs allowed by Garden City Code along Osage Street. The landscaping can be grouped together.**

c. Hurd seconded. The motion was approved unanimously.

B. DSRFY2015 – 00014, DSRFY2017 – 11 and DSRFY2018-23 - Pamela Gaines with NeuDesign, LLC is requesting Design Review approval for an amendment to a previously approved design for the Carlton Bay Subdivision. The Design Review Committee approved the design of attached multi-family dwelling units (townhomes) located between Carlton Bay Dr. and Lakeland Dr. on August 17, 2015 and June 16, 2018. The requested approval includes modifications to the elevations for 10331, 10339, 10347, 10355, 10361, 10369, 10375, 10383, 10389, 10397, 10405 & 10411 W. Carlton Bay Dr.

a. Pamela Gaines and Cody Weight presented the proposed changes.

b. Public testimony in opposition to the request was received from:

- i. Pamela Pierce**
- ii. Larry Rupp**
- iii. Joy Lear**
- iv. Mary McFarland**

c. Written testimony in opposition was received from:

- i. William C. Pierce**
- ii. Jim Gilman**

d. Documents from Mary McFarland were entered into the record.

e. The Committee requested and noted the following:

i. A revised elevation showing:

- 1. Up to 7 garage doors that can be solid, but two solid options can be provided.**
- 2. Up to 7 front doors that can be solid, but two solid options can be provided.**

3. Solid garage and solid front doors must be distributed throughout all of the units.
 - ii. Window lighting variation is not required.
 - iii. A solid cap must be shown at the top of materials.
 - iv. Landscaping and screening are as originally approved.

VII. ACTION ITEM - NEW BUSINESS

- a. None.

VIII. DISCUSSION

- a. None.

IX. ACTION ITEM - ADJOURNMENT

- a. The Committee adjourned at 5:26 pm.

9/18/18

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