

MINUTES Design Committee

3:00 PM

Monday, September 16, 2019

City Council Chambers – City Hall

6015 Glenwood Street, Garden City, Idaho

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, Maureen Gresham
- B. Planning Official: Jenah Thornborrow
- C. Planner: Chris Samples
- D. Absent:

III. ACTION ITEM - CHANGES TO AGENDA

IV. CONSENT AGENDA- ACTION ITEM

- A. September 3, 2019 Minutes

- I. Committee member Hurd moved to approve the consent agenda.
- II. Committee member Gresham seconded the motion.
- III. The motion carried unanimously.

V. OLD BUSINESS-ACTION ITEM

- A. **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 revisions.
 - II. Staff Chris Samples did not present a staff report.
 - III. Public testimony was received from no one.
 - IV. Public testimony was closed.
 - V. Committee member Gresham moved to approve the proposed design with the following additional site specific conditions:
 - a. Color changes are required between metals.
 - b. Ribbed profile of metal materials must be deeper than depicted.
 - c. A change of material is required for pedestrian pathway instead of striping.
 - d. Bicycle parking must be provided in accordance with Garden City Code.
 - e. Documentation that landscaping will be maintained must be provided.

- VI. Committee member Hurd seconded.
- VII. The motion carried unanimously.

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.
 - I. Brian Garrett presented the application.
 - II. Chris Samples presented the staff report.
 - III. Public testimony was provided by Charles Leffler and Sybil Leffler in favor.
 - IV. Public testimony was closed.
 - V. Committee member Gresham moved to approve the application with the following additional site specific conditions:
 - a. If allowed by ITD, trees should be placed closed to the property's edge on W. Chinden Blvd.
 - b. Sidewalks and landscaping shall be completed along W. Chinden Blvd. and on W. 32nd Street to the end of the property on Stockton Street.
 - VI. Committee member Hurd seconded.
 - VII. The motion carried unanimously.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

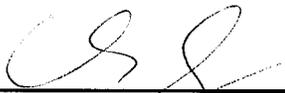
- A. **DSRFY2019-23**: DAVE EADIE WITH KENNEDY WILSON/THE ARCHITECTS OFFICE PLLC IS REQUESTING A PRE-APPLICATION CONFERENCE FOR A DESIGN REVIEW OF A MULTI-FAMILY DWELLING UNIT DEVELOPMENT. THE PROPOSAL IS LOCATED AT 6265 N STRAWBERRY GLENN RD., GARDEN CITY, 83714; ADA COUNTY PARCEL # R8191505455. THE PROPERTY IS WITHIN R-3 ZONING DISTRICT AND THE RESIDENTIAL MEDIUM DENSITY COMPREHENSIVE PLAN LAND USE DESIGNATION.
 - I. Keith Herron, Keith McClosky, and Jason Densmer presented the pre-application request.
 - II. Staff Chris Samples presented the staff report.
 - III. Public comment was heard at the discretion of the Committee from:
 - a. Wendy Carver Herbert:
 - i. The developer has done a good job addressing some community concerns
 - ii. Building 1 view and fencing: no fencing shown in neighborhood meeting
 - iii. There is no way to buffer building 1's view. Requests developer lower building 1 to two stories
 - iv. Building 4 view shed is not address to 6411 N. Strawberry Glenn. No buffering opportunity along this street.
 - v. Traffic issues are a concern.
 - vi. The streetscape along N. Strawberry Glenn may not have enough setback (5') for tre canopy

- vii. How does drainage and impact of raising buildings impact adjacent properties? Will there be gutters on back of detached garages?
- viii. Will Japanese White Pine trees have enough sun?
- ix. What will gate/wall going across tile ditch area look like?
- x. How will ditch be cleaned up?
- b. Charles Kolin:
 - i. Building 4 will not block line of sight to third story balcony
 - ii. Developer good to work with
 - iii. Flood plain fill a concern
 - iv. West side of Strawberry Glenn has roll over curve and slopes into his property
 - v. Concerned with flooding from drainage
 - vi. 18 inches of elevation with sidewalk a concern
- c. Deanna Leaf:
 - i. Concerns with property where ditch goes through her property
 - ii. Wishes to have garage offered by developer
- IV. Applicants provided rebuttal testimony, addressing drainage, view shed, gates, and landscaping concerns.
- V. The Committee provided the following comments and suggestions:
 - a. Consider enclosing community structure to allow full time use.
 - b. Find way for Strawberry Glenn entries to have an awning or to identify where guests are to go.
 - c. Break up façade on pedestrian level
 - d. Provide delineation of existing vs. new wetlands and how they relate to setbacks and location.
 - e. 10' minimum setback between structures is required by code
 - f. Recognized changes made from last proposal.

VIII. DISCUSSION

IX. ADJOURNMENT-ACTION ITEM

- a. The meeting adjourned at 4:51 pm.



10/24/19

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