CITY OF GARDEN CITY

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MINUTES
Design Committee
3:00 PM
Tuesday, September 21, 2020
City Council Chambers – City Hall
6015 Glenwood Street, Garden City, Idaho
Online accommodations: https://zoom.us/j/8188588340 or Phone In # 301-715-8592
Meeting ID: 818 858 8340
Meeting Phone In: 301-715-8592 (Enter Meeting ID, then # to join)

I. CALL TO ORDER

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

II. ROLL CALL

A. Appointed Members: Derek Hurd, Maureen Gresham, Brett Labrie
B. Planning Official: Jenah Thornborrow
C. Planner: Hanna Veal and Betty Gumm

III. ACTION ITEM - CHANGES TO AGENDA - NONE

IV. CONSENT AGENDA- ACTION ITEM

A. September 8, 2020 Minutes

Committee member Gresham moved to approve the consent agenda.
Committee member Labrie seconded the motion.
The motion carried unanimously.

V. NEW BUSINESS – ACTION ITEM

A. DSRFY2020-25: Jason Jones with Wee Boise is requesting a combined Design Review approval for the Work-Live-Create Overlay Development for 7 units at 208 and 210 E. 33rd Street; Ada County Parcel R2734541364.& R2734541360. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

I. Derek Hurd recused himself

II. Derek Hurd and Jason Jones presented the application.
III. Staff, Hanna Veal, presented the staff report.
IV. Public testimony was heard from:
    a. Louis Landry, as a neighbor in opposition, testifying concerning:
        a. the setbacks of the stair tower;
        b. that there are open code compliance concerns noted in the staff report;
        c. concern with the live and work units being detached and questioning how the link between live and work units will be maintained so that the application will not turn into a 'mixed-use' development; and
        d. The application should be required to have a floor plan.
    2. Louis Landry, as President of Fairview Acres Lateral Water Users Association, neutral, testifying concerning the proposed site's eligibility to take water for irrigation though there is not delivery line available. Fairview acres has water available but are unable to deliver it without the applicant creating the delivery line.
V. Derek Hurd provided a rebuttal testimony.
    a. The applicant has expressed their willingness to connect to Fairview Acres water.
    b. Site coverage is at 30%, which is less dense than allowed by the Surel Mitchell live work create district.
    c. Legal lot of record is addressed at 208 E. 33rd St.
    d. Requested that the access agreement for back alleyway be obtained prior to issuance of a building permit, but that the alley can be constructed in conjunction with the building permits.
    e. The design review process after a decision is based on appeal provisions versus objection.
    f. The applicant wants to conform to GCC 8-3C setbacks for the Surel Mitchell overlay district.
    g. Applicant believes that by meeting the Surel Mitchell live work create district code requirements, the GCC 8-4C requirements are not needed.
    h. The applicant is willing to meet the 10' setback for the view tower.
VI. Public Testimony was closed.
VII. Discussion included:
    a. The shipping container doors are elements that still appear to be that of a shipping container.
    b. It was suggested that linking the living space to the work space through a legal agreement is not dissimilar to legal agreements that will link certain parking spaces to certain tenants.
    c. In addition to the proposed draft condition of approval that legally links the live and work units to a common tenant,

there was concern noted with units with a common wall not being controlled by a single tenant.

VIII. Committee Member Labrie moved to approve the application as conditioned in the draft decision with the request to add:
   a. The alley may be constructed in conjunction with the construction of the structures, provided that the fire reviewer determines that it is not necessary for fire protection during construction of the structures. If the fire reviewer determines that it is necessary for protection during construction of the structures, the alley shall be built prior to issuance of building permits.
   b. The stair tower shall be set back a minimum of ten feet.
   c. The plans shall show that the shipping container doors on the street side are removed or replaced with an architectural feature that is not suggestive of a shipping container.
   d. Pedestrian access above three stories shall be prohibited in the stair tower.
   e. Where possible the live and workspaces that are connected by a common wall should share a common tenant.
   f. The work units must be utilized by tenants of their associated live units.
   g. The privacy fence shall be of approved material.
   h. The outdoor mechanical equipment must be screened.
   i. Floor plans compliant with 8-3C-3C shall be reviewed and approved by staff prior to issuance of a building permit.

IX. Committee Member Gresham seconded the motion.

X. The motion passed unanimously.

B. DSRFY2020-26: Walter Lindgren with Labrie Architecture, PLLC, is requesting a Pre-Application and Committee Review for a proposed Interior alteration and exterior upgrade for a tasting facility with limited service drinking establishment for Rolling Hills Vineyard. The property is located at 158 E 52nd St, Garden City, ID 83714; Ada County tax parcel R1055420060.

I. Brett Labrie recused himself.

II. Walter Lindgren presented the application.

III. Staff, Hanna Veal, presented the staff report.

IV. There was no public testimony.

V. Walter Lindgren provided rebuttal testimony.
   a. The applicant owns the existing chain link fence on the southwest property line.
   b. Applicant would prefer to see the fence moved to the southwest corner.

VI. Committee Member Hurd moved to approve the application with the following request:
   a. Chain-link to be removed along the side, and the gate needs to be an improved material of architectural feature.
   b. Provide staff with a description of a legal lot of record.
   c. Signs would go through a separate design review.

VII. Committee Member Gresham seconded the motion.
VIII. The motion passed unanimously.

C. **ANNEXFY2020-1/SUBFY2020-07:** Josh Beach with Sawtooth Land Survey is requesting to annex a 6.4 acre parcel of land located at 6300 N Ulmer lane with a proposed zoning designation of R-2 Low Density Residential. Concurrently the applicant is proposing a 29-lot including 5 common lot residential Page | 2 subdivision being processed as a planned unit development located at 6300 N Ulmer Lane; Ada County Parcel #R8123254980.

I. Josh Beach and Jim Jewett presented the application.
II. Staff, Hanna Veal, presented the staff report.
III. Public testimony was heard from:
    a. Paul Calverley, neutral, testifying concerning the existing fence placement with something solid and questioning who the developer is.
    b. Sandra Sweet, in opposition, testifying concerning the confusion between the developer and the applicant. The comments made by ACHD and ITD regarding the right-of-way off N. Ulmer Ln. vacation. Requests copy of staff report for neighborhood HOA.
    c. Steve Torrano, in opposition, testifying concerning the staff reports support of the connection to N. Ulmer Ln. Arny St. exit is not capable of handling more traffic created by the subdivision. Addresses comments made by ACHD allowing the right-of-way to be vacated. Proposed homes and lots are not compatible with the surrounding neighborhoods.
    d. David Hume, in opposition, testifying that access to N. Ulmer Ln. should be utilized to provide more appropriate vehicle and pedestrian connectivity than the proposal to only use Arny Ln. The irrigation district south of State Street has part of their irrigation exit into Dry Creek Canal. Irrigation water distribution system will no longer be ditches, presume that it will be buried, and perpetual maintenance will be the subdivisions responsibility.
    e. Allie Gooding, in opposition of the proposed entrance and exit of the subdivision, testifying concerning the unsafe conditions at the intersection of Arny Ln. and State St. Traffic accumulates due to west turning vehicles and fears that the proposed subdivision will only create a bigger issue. Impatient drivers cut through McLeary's parking lot. Wants connection to N. Ulmer Ln.
    f. David Bell, in opposition, testifying concerning the increased vehicle traffic in the surrounding neighborhoods. Questioned why there was no lighting plan submitted. Biggest concern is access to N. Ulmer Ln. as it seems to provide the safest exit onto State St.
    g. Scott Coluthier, testifying concerning the car trip generations produced by the proposed subdivision and how it would affect

N. Ulmer Ln. N. Ulmer Ln. would not be able to handle the new development's traffic loads, in addition to the Riverside Village and Osprey Meadows traffic.

h. Ron Millar, Osprey Meadows HOA President, testifying concerning the access to N. Ulmer is essential for anyone wanting to travel west on State St.

IV. Jim Jewett provided rebuttal testimony.
   a. Riverside Drive and Arny Ln. are the two access points.
   b. ACHD previously did not allow access to N. Ulmer Ln.
   c. Made subdivision lots to be similar size of those surrounding neighborhoods.
   d. Will apply for vacation of spite strips between preliminary and final plat approval.
   e. Intends to allow for future greenbelt pathways.
   f. Willing to create detached sidewalks.
   g. Investigation into tree mitigation.

V. Public Hearing was closed.

VI. Committee Member Labrie moved to approve the application as conditioned in the draft decision with the addition of conditions:
   a. Attached sidewalks are permitted.
   b. Propose connections to N. Ulmer Ln.
   c. Preserve the potential for a future greenbelt pathway
   d. HOA can determine the kind of fencing used.

VII. Committee Member Gresham seconded the motion.

VIII. The motion passed unanimously.

D. **SUBFY2020-01:** David Hale with Hale Development is requesting a preapplication conference to discuss a planned unit development, preliminary plat subdivision, development agreement modification and design review for a proposed 72 unit townhome development. The property is located at Ada County Parcel # RS0536141980. **Deferred to a date certain of October 5th, 2020.**

VI. DISCUSSION-

A. **DSRFY2020-24:** Robert Reeder with Lytle Signs is requesting a Design Review conference to discuss a proposed updated master sign plan for a structure. The property is located at 10557 W Carlton Bay Dr, Garden City, ID 83714.TBD

I. Tom Mikesell presented the application.

II. Committee member Labrie moved to accept the requested changes and allow staff to approve any modifications.

III. Committee member Gresham seconded the motion.

IV. The motion passed unanimously.

VII. ADJOURNMENT-ACTION ITEM

A. The meeting adjourned at 6:30pm.

10/05/2020

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