

MINUTES
Design Committee

3:00 PM

Monday, October 7, 2019
City Council Chambers – 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, Maureen Gresham
B. Planning Official: Jenah Thornborrow
C. Planner: Chris Samples
D. Absent: Brett Labrie
- III. ACTION ITEM - CHANGES TO AGENDA**
- A. DSRFY2019-4 did not have quorum to be heard due to the applicant being a Design Committee member and another Committee member being absent. The item was moved to the consent agenda for a continuance.
- IV. CONSENT AGENDA- ACTION ITEM**
- A. September 16, 2019 Minutes
B. DSRFY2019-9: Decision
C. DSRFY2019-17/MPUDFY2019-3: Decision
D. DSRFY2019-20: Decision
E. DSRFY2019-4: Continuance to a date certain of October 21, 2019 due to a lack of quorum for this item.
- a. Committee member Hurd moved to approve the consent agenda.
b. Committee member Gresham seconded the motion.
c. The motion carried unanimously.
- V. OLD BUSINESS-ACTION ITEM**
- VI. NEW BUSINESS-ACTION ITEM**
- A. SUBFY2019 - 4: Sherry McKibben with McKibben + Cooper Architects and Urban Design are requesting approval of a preliminary plat subdivision located on 34th, 35th, and Carr Streets. The subdivision is proposed within the 34th Street Specific Area Plan.
- a. Hannah Ball presented the application.
b. Staff Chris Samples provided the staff report.
c. Public testimony was received from no one.
d. Public testimony was closed.

- e. Committee member Gresham moved to recommend approval of the subdivision to the City Council as proposed in the draft findings of fact, conclusions of law, and decision.
 - f. Committee member Hurd seconded.
 - g. The motion carried unanimously.
- B. SUBFY2019 - 5:** Gary Asin is requesting approval of a two lot preliminary plat subdivision located at 3588 N. Propsect Way, Ada County Parcel Number R9242370040. The property is described as Lot 4, Block 1, Waterfront District Subdivision.
- a. Gary Asin presented the application.
 - b. Staff Chris Samples provided the staff report.
 - c. Public testimony was received was received from Tom Baskin, citing concerns with enforcement of the Waterfront HOA's CC&R's, that the proposed property lines would be closer than 3' to an existing structure, and that the Waterfront HOA's CC&R's would dictate the placement of structures and property lines.
 - d. Gary Asin provided rebuttal testimony, indicating that he would work with the Waterfront HOA to comply with their requirements.
 - e. Public testimony was closed.
 - f. Committee member Gresham moved to recommend approval of the subdivision to the City Council as proposed in the draft findings of fact, conclusions of law, and decision.
 - g. Committee member Hurd seconded.
 - h. The motion carried unanimously.
- C. DSRFY2019-4:** Shay Bertola with Maverik Country Store is requesting a combined pre-application conference and design review approval for a new commercial structure located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan.
- a. Shay Bertola presented the application.
 - b. Staff Chris Samples provided the staff report.
 - c. Public testimony was received from no one.
 - d. Public testimony was closed.
 - e. The Committee requested the applicant return with the following revisions:
 - i. Show additional windows or other façade variation on the building façade facing W. State Street.
 - ii. Provide detailed renderings showing the view of the pump enclosure and the food store from W. State Street.
 - iii. Move the sidewalk further back from W. State Street to accommodate street trees.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM

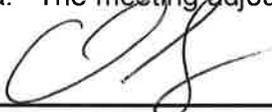
- A. DSRFY2019-25:** Erstad Architects is requesting a pre-application conference to discuss new structures associated with a mixed-use development. The development consists of a proposed hotel, restaurants, and multi-family housing. The properties are zoned C-2 General Commercial and R-3 Medium Density Residential and are located in the Activity Node – Neighborhood/Destination and Mixed Use Residential Land Use designations of the Comprehensive Plan. The project is located at 406 E. 40th, 507 E. 41st, and 510 E. 41st Streets; Ada County Parcels R2734520760 and R2734520765, R2734520787, and R2734520933 (respectively).
- a. Chad Weltzin presented the proposal.

- b. Staff Chris Samples provided a brief summary of the application. Mr. Samples noted that a pre-application staff report had not been prepared.
- c. The Committee provided the following comments and suggestions:
 - i. Consider the effects of the massing of the residential structures along the east side of the development. Consider other mitigation measures to relieve the view of other properties facing toward it.
 - ii. Consider changing the color or material of the railing on the middle building.
 - iii. Roofline variation may be needed to break up middle and rear building.
 - iv. Provide true elevations with more detail and not just conceptual renderings.
 - v. Identify pedestrian connections.
 - vi. Address lighting and vegetation along the Greenbelt.

VIII. DISCUSSION

IX. ADJOURNMENT-ACTION ITEM

- a. The meeting adjourned at 5:03 pm.



12/3/19

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