



CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Monday, October 15, 2018

Mayor's Conference Room – 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: Maureen Gresham, Brett Labrie And Derek Hurd
- B. Planning Official: Jenah Thornborrow
- C. Planner: Chris Samples

III. ACTION ITEM - CHANGES TO AGENDA

IV. ACTION ITEM - CONSENT AGENDA

- A. Minutes of 10/01/2018
- B. **DSRFY2018-30** - JEFF HATCH WITH HATCH DESIGN ARCHITECTURE IS REQUESTING A DESIGN REVIEW APPROVAL FOR AN APPROXIMATELY 4,320 S.F. NEW COMMERCIAL CONSTRUCTION FOR A MULTI-TENANT FLEX BUILDING. THE 0.689 ACRE SITE IS LOCATED AT 501 E. 47TH ST., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R2734522843; LOT 30, BLOCK 21, FAIRVIEW ACRES SUB. NO 3. THE PROPERTY IS WITHIN THE C-2 ZONING DISTRICT AND IN THE MIXED USE RESIDENTIAL DESIGNATION OF THE COMPREHENSIVE PLAN.
- C. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 30
- D. Findings of Fact, Conclusions of Law, and Decision – DSRFY2018 – 23
 - i. Committee member Gresham moved to approve the consent agenda.
 - ii. Committee member Hurd seconded. The motion carried unanimously.

V. PRE-APPLICATION DISCUSSIONS

- A. **DSRFY2018-36** - JON ALLEN WITH KILMAINTIAM HOLDINGS, LLC IS REQUESTING A PRE-APPLICATION MEETING FOR A NEW CONSTRUCTION OF A MIXED USE BUILDING TO BE LOCATED AT 112 AND 136 E. 34TH STREET; ADA COUNTY PARCELS R2734540920 AND R2734540950 LOTS 7/8, 10 & 11, BLK 32 FAIRVIEW ACRES SUB NO. 5.
 - i. Jason Klein presented the pre-application.
 - ii. The Committee allowed public testimony from Lou Landry.
 - iii. Lou Landry testified about:

1. Greenbelt access;
 2. Consider the street profile and streetscape look of 34th Street;
 3. Consider sidewalk width and its effect on pedestrians;
 4. Parking;
 5. Trees: Tree selection needs to take into account long term survival and species should be selected for heat tolerance;
 6. Osage Street: How does Osage and 34th Street intersection come together that would work with bicycle and pedestrian users.
- iv. The Committee closed public testimony.
 - v. The Committee made the following suggestions:
 1. Provide calculations to show how parking counts were determined.

B. DSRFY2019-1 – DAVID RUBY WITH THE ARCHITECTS OFFICE, LLC IS REQUESTING A PRE-APPLICATION MEETING FOR A NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT TO BE LOCATED AT 6265 N. STRAWBERRY GLEN ROAD STREET; ADA COUNTY PARCEL R8191505455 PAR #5455 OF LOT 21, STRAWBERRY GLEN SUBDIVISION

- i. David Ruby, Sean O'Brien, Keith Herod, Tamara Thompson, and Jason Densmere presented the pre-application.
- ii. The applicant brought up issues concerning the tiling of the existing drainage ditch on the property and showed how the irrigation ditch affected their ability to develop.
- iii. The Committee allowed public testimony from Lou Landry.
- iv. Lou Landry testified about flooding concerns.
- v. The Committee closed public testimony.
- vi. The Committee made the following comments and suggestions:
 1. Comments:
 - a. Garden City Code 8-4A-9 is clear about the ability of the Design Committee to approve a ditch tiling. A change to code may be necessary to facilitate the tiling the applicant wants to conduct.
 2. Suggestions:
 - a. Show pedestrian connectivity through a designated pathway between the proposed design and 6200 River Pointe Drive.
 - b. Provide revised elevations showing detail to the entrances and address the gaps between buildings. Consider scaling down building at the entrance points.
 - c. The Committee provided suggestions on how the proposal could comply with code.

VI. ACTION ITEM - NEW BUSINESS

A. DSRFY2018-34 – JANE SUGGS WITH WHPACIFIC IS REQUESTING DESIGN REVIEW APPROVAL FOR A NEW CONDOMINIUM DEVELOPMENT TO BE LOCATED AT 3615 N. PROSPECT LN., GARDEN CITY, ID 83714; ADA COUNTY PARCEL R9242370930; LOT 29 BLOCK 2 WATERFRONT DISTRICT SUB. THE PROPERTY IS WITHIN THE M, MIXED USE, ZONING DISTRICT AND THE LIVE-WORK-CREATE AND TRANSIT ORIENTED LAND USE DESIGNATION OF THE COMPREHENSIVE PLAN.

- i. Jane Suggs, Tim Nau, Ben Simple, and Greg Allen presented the application.
- ii. The Committee allowed public testimony from Todd Hans, Scott Pressman, Dennis Moore, Megan Griffin, and Tom Baskin.
 1. Todd Hans testified in opposition to the application. Mr. Hans alleged that the property was not legally removed from the Waterfront Home Owners Association (Waterfront HOA) and the property was still subject to the Waterfront HOA's rules and regulations, including Architectural

Committee approval. Mr. Hans requested the application be put on hold until Architectural Committee approval was completed. Mr. Hans testified that the parking provided was not enough to serve the development. Mr. Hans testified about the possible negative effect of having the access across from the Tuscan Villas. Mr. Hans testified there was no parking available on E. Water Pocket Lane.

2. Tom Baskin testified in opposition to the application. Mr. Baskin was concerned the application had not been noticed correctly in accordance with Garden City Code by the lack of neighborhood meeting conducted by the applicant. Mr. Baskin shared Mr. Hans' concerns over the Waterfront HOA's jurisdiction over the application and over parking.
 3. Megan Griffin testified in opposition to the application. Ms. Griffin shared the same concerns as previous testimony.
 4. Scott Pressman testified in opposition to the application. Mr. Pressman shared the same concerns as previous testimony.
 5. Dennis Moore testified in opposition to the application. Mr. Moore testified he was concerned with parking and the HOA approval of the development.
- iii. The Committee closed public testimony.
- iv. Jane Suggs provided the following rebuttal testimony:
1. The Waterfront HOA dispute is a civil issue between the property owners.
 2. Parking is provided as per the August 18, 2017 City Attorney's letter.
 3. The design uses traditional materials with a contemporary look.
 4. Access to N. Prospect Way is the preferred access by the Ada County Highway District. N. Adams Street is designated a collector street by the district. Driveways are usually only allowed on local streets.
 5. The traffic circle near the development should be reconfigured to benefit the neighborhood.
- v. The Committee provided the following comments before and after public testimony:
1. The dispute between the Waterfront HOA and the applicant is not within the scope of the Design Committee's authority. The application cannot be postponed by the Design Committee to allow for resolution. The applicant applies for a Design Review entirely at their own risk.
 2. While parking is a concern in the neighborhood, the Committee cannot require additional parking. On street parking is allowed to be counted under Garden City Code 8-4D (Parking and Off Street Loading Provisions) when calculating parking for a development.
 3. The proposed design fits in the neighborhood.
 4. A man door is needed on the N. Prospect south elevation to provide better connectivity.
 5. The public plaza should be designed as shown in the Site and Landscaping Plan dated September 25, 2018 and in substantial conformance with the rendering provided at the hearing.
 6. Internal pedestrian connectivity should be delineated through differing materials inside the internal drive lanes to the internal open space.
 7. A public access easement is necessary for all sidewalks located on private property.
- vi. Labrie moved to approve the application with the following additional site specific conditions:
1. Materials submitted shall comply with those that were approved. The approved documents include:
 - a. Building elevations dated October 10, 2018 and received October 15, 2018.

- b. Site and Landscaping Plan dated September 25, 2018 and received October 12, 2018
 - c. Plaza Elevation received at the October 10, 2018 hearing
 - d. Document entitled "Adams Street Elevation" received September 25, 2018
 - e. Document entitled "Prospect Way Elevation" received September 25, 2018
 - f. Document entitled "Water Pocket Elevation" received September 25, 2018
- 2. A man door shall be added outside of the N. Prospect South Elevation.
 - 3. The public plaza is to be designed in substantial conformance with the rendering provided at the 10/15/2018 hearing. A water feature and benches adjacent to each tree shall be installed as described at the 10/15/2018 hearing.
 - 4. Pedestrian connectivity is to be delineated through pedestrian friendly materials that are distinctive in color and texture from entrance to pedestrian area located at center of development.
 - 5. A public access easement shall be provided for the public plaza and sidewalks on private property.
 - 6. Trash service is to be implemented through individual services. Trash receptacles shall be placed in the interior drive lane area.
 - 7. All units are to have two parking spaces.
- vii. Hurd seconded the motion. The motion passed unanimously.

VII. ACTION ITEM - OLD BUSINESS

- i. None.

VIII. DISCUSSION

- i. None

IX. ACTION ITEM - ADJOURNMENT

- a. The Committee adjourned at 5:45 pm.


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

11/16/2018