

**MINUTES****Design Committee**

3:00 PM

Monday, October 21, 2019

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

**III. ACTION ITEM - CHANGES TO AGENDA**

- A. DSRFY2019-21 was moved to item A on the New Business portion of the hearing.
- B. DSRFY2019 – 10 was moved to item B on the New Business portion of the hearing.

**IV. CONSENT AGENDA- ACTION ITEM**

- A. October 7, 2019 Minutes
  - I. Committee member Gresham moved to approve the consent agenda.
  - II. Committee member Hurd seconded the motion.
  - III. The motion carried unanimously.

**V. OLD BUSINESS-ACTION ITEM****VI. NEW BUSINESS-ACTION ITEM**

- A. DSRFY2019-21: Jeff Likes with ALC Architecture is request Design Review approval of a proposed façade remodel located at 3840 W. Chinden Blvd., Ada County Parcel R2734502515. The property is in the C-1 General Commercial Zoning District.
  - I. Jeff Likes presented the application.
  - II. Staff Chris Samples presented the staff report.
  - III. Public testimony was received from no one.
  - IV. The item was continued to a date certain of November 4, 2019 and the public hearing was left open to ensure public testimony was received on November 4, 2019.
- B. DSRFY2019-10: Thomas Schofield with Dave Evans Construction is requesting Design Review approval of new multi-family housing called Sleepy Hollow Apartments. The 3.03-acre site is located at 9555 W. State St.; Ada County

Parcel S0514438580. The property is within the General Commercial (C-2) zoning district.

- I. Robert Powell and Thomas Schofield presented the application.
- II. Chris Samples presented the staff report.
- III. Public testimony was provided by
  - a. Louis Landry in neutral. Mr. Landry requested information on whether pressurized irrigation would be used. Mr. Powell indicated that pressurized irrigation would be preferred, but water capacity of the irrigation ditch was not known.
  - b. Hannah Ball in neutral. Ms. Ball inquired as to whether the development was required to have pedestrian connectivity and if the connectivity was depicted in the plans. Mr. Powell indicated that pedestrian connectivity was provided on site.
- IV. Public testimony was closed.
- V. Committee member Labrie moved to approve the application with the following additional site-specific conditions:
  - a. Screen the roll up door facing State Street with evergreen trees.
  - b. A detached sidewalk and landscaping buffer shall be installed along W. State Street. Bushes shall be installed between the sidewalk and W. State Street to provide an additional pedestrian buffer. The bushes shall not be planted within the clear vision triangle.
  - c. Fencing along W. State Street shall be limited to 3.5' in height within the setback.
- VI. Committee member Hurd seconded.
- VII. The motion carried unanimously.

C. DSRFY2019-4: Derek Hurd with Gravitas Inc. is requesting a Design Review approval for a mixed-use project that will be housed in 35 re-purposed shipping containers at 208 E. 33rd Street; Ada County Parcel R2734541364. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan. Continued from the October 7, 2019 hearing.

- I. Derek Hurd recused himself from this application, as he is the applicant on this item.
- II. Derek Hurd and Kristin Jones presented the application.
- III. Staff Chris Samples presented the staff report.
- IV. Public testimony was received from:
  - a. Meryl Lingard in opposition, noting:
    - a. Concerned the tower takes away privacy from other properties.
    - b. Existing parking not adequate for area.
    - c. ADA accessible parking on the street could be helpful.
    - d. Bars create noise and mitigation is necessary.
  - b. Dave Brandt in opposition, noting:
    - a. Parking should be provided outside of public parking for the development.
    - b. Tower presents a privacy issue, as view goes into his property.
    - c. Metal containers amplify noise.
  - c. Louis Landry in opposition, noting:
    - a. Noise is a concern. Existing noise from the 34<sup>th</sup> Street Market and the Sandbar impact the area. "Neighborhood Honkytonk".

- b. Parking standard in code not correctly applied. Bicycles not realistic primary transportation option.
- c. Does not meet intent of the Live Work Overlay
- d. Metal not a problem, but this is not a nod to the neighborhood
- e. Trask enclosure location may not be appropriate.
- d. Hannah Ball in support, noting:
  - a. SAP is active as of 10/22/2019
  - b. SAP not null and void.
  - c. Noise is to be expected in an area that already has live music.
  - d. Parking available. 34<sup>th</sup> Street Market parking study shows 350 spaces available in area.
- V. Public testimony was closed.
- VI. Discussion:
  - a. Overall Architecture and Live Work Create:
    - a. Committee member Gresham: How does the design pay homage to the industrial history of the Live Work Create District?
    - b. Applicant: Code is written to encourage and create industrial look as well as to make it look unique.
  - b. Tower Element:
    - a. Committee member Labrie: Tower questionable as element as it takes away from the front entrance. Pedestrian access in tower questionable. If it is a strong vertical element, pedestrian access may not be necessary. Pedestrian access in tower should be limited to protect views.
    - b. Committee member Gresham: It's a three-story tower. No specific comment on the tower element.
  - c. Parking:
    - a. Committee member Labrie: Parking does not appear adequate for square footage for potential retail and studio spaces. Number of spaces do not appear to match up with potential uses. Would like to see parking at 1/1500 sq. ft. parking ratio, which would require 3 spaces. Potential for shared parking with properties within 300' of the property. Not realistic to assume most trips will be from bicycles.
    - b. Chairperson Thornborrow: Relocation of bicycle parking could allow for an additional on-site vehicle parking space. While outside of options identified in code for the review of this project; in general, private parties can implement methods to assist in reducing parking constraints such as providing for regulations in the CC &Rs related to parking or mandatory purchase of bus passes.
    - c. Committee member Gresham: Dedicating onsite parking is contrary to mixed use goals, but parking should be evaluated on an area wide basis. Shared parking should be explored with other properties. Reconfiguration of development could result in 8 total spaces. Does not wish to require more paving of the property to accommodate parking.
    - d. Covered bike parking could provide an incentive for bike commuters to bike during adverse weather.

- d. Railing:
    - a. Committee member Labrie: More wood or warm material should be used on railings and should be wrapped around sides of front units.
  - e. Noise:
    - a. Chairperson Thornborrow: Proposed condition for noise amplification to be directed inward and could not be directed outward.
  - f. Doors:
    - a. Committee member Labrie: Container doors at front elevation should be removed to meet design requirements.
- VII. Committee member Gresham moved to approve the proposed design with the following additional site-specific conditions:
- a. Remove shipping container doors at ground level from the façade. Wood treatment shall be wrapped around the sides of the front units.
  - b. Approval is contingent upon demonstrating vehicle access to the development.
  - c. Enhance façade with wood material or other nonmetal materials on railings to break up white color and provide cohesion and consistency.
  - d. Pedestrian access within the view tower is limited to three stories. This can be achieved by lowering the view tower to three stories or limiting pedestrian access within the four-story tower to three stories.
  - e. Any amplification device utilized on site must be interior to the project and be directed to the rear (west).
  - f. The bike parking identified to the rear of the building must be covered.
- VIII. Committee member Labrie seconded.
- IX. The motion carried unanimously.

**VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM**

**VIII. DISCUSSION**

**IX. ADJOURNMENT-ACTION ITEM**

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



11/19/2019

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