

CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Monday, November 5, 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

- A. SGNFY2019 – 2 and SGNFY2019 – 4 were moved from the Consent Agenda to Pre-Application Discussions.
- B. CPAFY2018 – 8 was moved from New Business to the Consent Agenda.
- C. DSRFY2018 – 28 was moved to the consent agenda after no one from the public wished to testify and the applicant agreed to the following additional site specific conditions:
 - i. Add a window band to the garage.
 - ii. Add a window to half of the door.

IV. ACTION ITEM - CONSENT AGENDA

- A. **Minutes of 10/15/2018**
- B. **DSRFY2019-2** – ROBERT REEDER WITH LYTLE SIGNS IS REQUESTING DESIGN REVIEW APPROVAL FOR A SIGN FOR A PROFESSIONAL OFFICE. THE PROJECT IS LOCATED AT 7711 W. RIVERSIDE DR., GARDEN CITY, ID.
- C. **CPAFY2018-8** - AMENDING GARDEN CITY CODE TITLE 8 (“DEVELOPMENT CODE”), CHAPTER 2 (“BASE ZONING DISTRICT REGULATIONS”), ARTICLE A (“GENERAL PROVISIONS”) AND ARTICLE B (“BASE ZONING DISTRICT PROVISIONS”) TO ESTABLISH A NEW BASE ZONING DISTRICT ENTITLED “OPEN LAND.”
- D. **DSRFY2018-28** – ROB TEBEAU WITH THE ARCHITECTS OFFICE IS REQUESTING DESIGN REVIEW APPROVAL FOR AN ADDITION TO AN EXISTING STRUCTURE FOR SIMPLY LED. THE PROJECT IS LOCATED AT 108 W. 33RD ST., GARDEN CITY, ID 83714; ADA COUNTY PARCEL: R2734530220; LOTS 4 TO 7 INC. LOTS 28/29 BLOCK N FAIRVIEW ACRES SUB. 4. THE PROPERTY IS WITHIN THE C-2 ZONING DISTRICT AND LIVE-

WORK-CREATE AND TOD NODE BUFFER OF THE COMPREHENSIVE PLAN
LAND USE DESIGNATION.

- i. Committee member Gresham moved to approve the consent agenda.
- ii. Committee member Hurd seconded. The motion carried unanimously.

V. ACTION ITEM - NEW BUSINESS

- i. None.

VI. ACTION ITEM - OLD BUSINESS

A. DSRFY2018-32 – JEFF HATCH WITH HATCH DESIGN ARCHITECTURE IS REQUESTING DESIGN REVIEW APPROVAL FOR A REMODEL OF THE EXISTING J'S CAR WASH FACILITY LOCATED AT 3756 W. CHINDEN BLVD., GARDEN CITY, IID 83714; LOT 03 & LOT 32 & POR OF LOT 02 & LOT 33 BLOCK 9 FAIRVIEW ACRES SUB. NO. 1; ADA COUNTY PARCEL: R2734502777. THE PROPERTY IS WITHIN THE C-1 HIGHWAY COMMERCIAL ZONING DISTRICT AND THE MIXED USE COMMERCIAL, GREEN BOULEVARD CORRIDOR AND TOD NODE DESIGNATIONS OF THE COMPREHENSIVE PLAN.

- i. Jeff Hatch presented the application.
- ii. Hatch provided a new site plan showing relocation of a crosswalk. Hatch also requested phasing in improvements over 6 months to a year due to seasonal conditions.
- iii. Public testimony was received from Jerry Blickfeld in neutral to the application.
- iv. Committee member Hurd moved to approve the application with the following additional site specific conditions:
 - 1. The document titled "A-1.0 Site/Landscape Plan", dated "October 2018" and presented at the 11/5/2018 hearing is the approved site plan.
 - 2. Reduce wall size by six inches.
 - 3. Screen trash enclosure with slats.
 - 4. The pedestrian connection must be constructed in Phase 1 of the development.
- v. Committee member Gresham seconded. The motion carried unanimously.

VII. PRE-APPLICATION DISCUSSIONS

A. DSRFY2019-3 – ASHLEY PULIDO WITH GOLDEN WEST ADVERTISING IS REQUESTING A PRE-APPLICATION MEETING TO RELOCATE THE DIAMOND HEATING & COOLING POLE SIGN TO A NEW LOCATION. THE PROJECT IS LOCATED AT 5090 N. SAWYER AVE., GARDEN CITY, ID 83714; ADA COUNTY PARCEL: R105540150; LOT 9 BLOCK 2 BRADLEY PARK NO. 1 SUB.

- i. Virginia Cunningham presented the pre-application item.
- ii. The Committee provided the following comments:

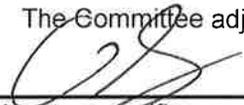
1. The sign could be considered a wall sign if placed against the building and the post painted to match the color of the existing building.
 - iii. The Committee determined the application could be decided upon administratively.
- B. SGNFY2019 – 2 and SGNFY2019 – 4 - ROBERT REEDER WITH LYTLE SIGNS IS REQUESTING DESIGN REVIEW APPROVAL FOR TWO SIGNS FOR THE BARREL HOUSE RESTAURANT. THE PROJECT IS LOCATED AT 5181 N. GLENWOOD, GARDEN CITY, ID.**
- i. Jerel Stoor presented the pre-application item.
 - ii. The Committee provided the following comments:
 1. Painted or colored powder coated metal is not in conformance with the definition of distinctive materials found in Garden City Code 8-4F.
 2. Powder coating may be used if it creates a metallic finish on the metal material.
 3. Wood stain is not considered paint. Wood stain can contrast the metal and look natural.
 - iii. The Committee requested the applicant return with revised materials for additional review.

VIII. DISCUSSION

- i. None

IX. ACTION ITEM - ADJOURNMENT

- a. The Committee adjourned at 4:30 pm.



1/8/2019

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