



CITY OF GARDEN CITY

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MINUTES Design Committee

3:00 PM

Monday, December 2, 2019
City Council Chambers – City Hall
6015 Glenwood Street, Garden City, Idaho

I. CALL TO ORDER

A. The meeting was called to order at 3:01 pm.

II. ROLL CALL

- A. Appointed Members: Derek Hurd, Brett Labrie, Maureen Gresham
- B. Planning Official: Jenah Thornborrow
- C. Planner: Chris Samples

III. ACTION ITEM - CHANGES TO AGENDA

IV. CONSENT AGENDA- ACTION ITEM

- A. November 18, 2019 Minutes
- B. DSRFY2019 – 23: Decision

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

V. OLD BUSINESS-ACTION ITEM- NONE

VI. NEW BUSINESS-ACTION ITEM

- A. DSRFY2019 – 25: Erstad Architects is requesting Design Review approval for 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). Continued from the November 4, 2019 hearing.

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- I. Chairperson Thornborrow identified hearing and testimony procedures for the public.
 - II. Applicant Chad Weltzin presented the application.
 - III. Staff Chris Samples presented the staff report.
 - IV. Public testimony was heard from:
 - a. Matthew Henderson in opposition. Mr. Henderson did not wish to testify but written comments were read into the record.
 - b. Kara Tabor in opposition. Ms. Tabor did not wish to testify but written comments were read into the record.
 - c. Christopher Herbert in opposition, testifying:
 - a. 406 E. 40th St. building would negatively impact privacy; as his property is directly adjacent
 - b. Parking garage not appropriate at this location
 - c. Development does not meet 8-4A-1 as development does not meet intended character of area
 - d. Development does not meet standards of 8-4C-1, as there is no relationship of the proposed buildings to the street and the pedestrian
 - e. Development will set precedence for what will unfold
 - f. The City should take concerns and well being of its existing residents into account vs. the prospect of future tax revenue
 - d. Martin Evans in opposition, testifying:
 - a. Infrastructure, especially along VMP, is not equipped to handle the increased traffic
 - b. Concerned with future of displaced residents
 - c. Concerned with placement of 406 E. 40th St. building, referenced distance from dais in council chambers to the end of the room as the distance from the building to his home
 - d. Parking structure is too large
 - e. Right to enjoy property is being diminished to allow the developer benefit; should not suffer so that the developer benefits
 - f. Potential for crime and other issues due to population increase and hotel patrons
 - e. James Herbert in opposition, testifying:
 - a. Questioned how many parking spaces are being put in structure and whether the 38 residential units in 406 E. 40th Street is the intended parking user;
 - b. 406 E. 40th Street is directly adjacent to his property
 - c. Proposed design is excessively large and invasive
 - d. Proposed design will offer unsolicited views into his property
 - e. 406 E. 40th Street building is a block away from the proposed amenities
 - f. Garage can be relocated in a place that makes sense

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- g. No current demand for large amount of parking exists; demand will increase if project is approved;
 - h. City needs a plan to help transition of low income residents
 - i. Requested to know if studies had been done concerning water table displacement, drainage, and wildlife
 - j. Excessive increase in greenbelt and vehicular traffic
 - k. Excessive increase in noise
 - l. Lack of infrastructure to support development;
 - m. City needs to have accurate cost assessment of infrastructure and assessment to impact of community
 - n. Dangerous precedent set by approving the project
- V. Rebuttal testimony was heard from Chad Weltzin and Doug Russell.
- a. Chad Weltzin:
 - a. 184 spaces in garage of 406 building; used satisfy parking needs of 406 building, south part of boardwalk building, and guests
 - b. Infrastructure will be provided
 - c. We hear the concerns, but unfortunately community wishes for scale of development not economically feasible and would not fulfill comprehensive plan
 - b. Doug Russell:
 - a. Multi-Family is an allowed use; densities are allowed
 - b. In compliance with ordinances
 - c. Public parking structure: We made an error that we would allow the public park to use green belt; primary use to serve residents and guests;
 - d. Staff brought up concerns about how 40th Street was being shortening up; idea was create to entry plaza; concerned that on street parking would be taken away; concerns that by taking that away from GB users
 - e. Idea is that this is not a parking structure for the public; this is specifically for the uses proposed in the site plan
 - f. Water table: Geotechnical testing in progress, not concerned with water table; grading and drainage plans;
 - g. Ground water is there, but not unusual to build underground structures with ground water levels; impacts to neighbors is negligible
 - h. Setbacks have been exceeded of the Garden City Ordinance
 - i. Buffer zones and landscaping have been added
 - j. Met with staff re: sewer and water infrastructure; infrastructure would benefit fireflows and upgrades in area would benefit the community and the project

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- k. Under review at ACHD; providing them with a traffic study; traffic engineer was not able to complete study by hearing; once study is complete, comment will be provided to the City
 - l. ACHD did not have concerns with the project
 - m. 2017 FIRM maps are not be considered in any way shape or form per IDWR; project is in seclusion zone of Boise River; before any FIRM maps are adopted, new studies would need to be conducted;
 - n. Building elevations take into account 2017 FIRM maps; but the 2017 FIRM map are irrelevant;
- VI. The Committee raised the following issues:
- a. The screening along the east property line needs to be addressed with additional screening such as additional vegetation.
 - b. For the 406 E. 46th St. building, the building needs to address the privacy and visual concerns through building placement, architecture, landscape buffering, and other solutions.
 - c. The applicant should address the length of time needed to complete the project, whether a cross parking agreement is amenable, whether the project is being addressed in individual components by zone or is a mixed-use project, and whether surface parking is being dedicated to the public and greenbelt users.
 - d. Detached sidewalks are required by code and either need to be shown in revised plans or a sidewalk waiver request must be submitted.
- VII. The Committee did not close public testimony. The Committee continued the application to a date certain of January 21, 2020 to allow the applicant to return with revisions.

VII. PRE-APPLICATION DISCUSSIONS-ACTION ITEM - NONE

VIII. DISCUSSION

A. WORKSESSION - CPAFY2019-5: CITY OF GARDEN CITY IS PROPOSING A NEW ZONING OVERLAY THAT ADDRESSES THE BOISE RIVER NATURAL RESOURCES AND RELATED AMENDMENTS TO FORM, DESIGN, USE, AND PROPERTY MAINTENANCE STANDARDS. DESIGN CRITERIA, GCC: 8-4A, 8-4B, 8-4C, 8-4D, 8-4E, 8-4I; FORM STANDARDS, GCC: 8-2B; PROPERTY MAINTENANCE, GCC: 8-1C-3; LAND USE CRITERIA, GCC 8-6B-2, 8-3A-3, 8-2C.

- I. Director Jenah Thornborrow updated the Committee concerning the status of the proposed changes.

IX. ADJOURNMENT-ACTION ITEM

- a. Gresham moved to adjourn
- b. Hurd seconded
- c. The motion passed on a 2/0 vote
- d. The meeting adjourned at 5:19 pm.



12/17/2019

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