

DESIGN COMMITTEE MEETING

Q=Jenah Thornborrow

Q1=Hanna Veal

Q2=Maureen Gresham

Q3=Brett Labrie

Q4=Derek Hurd

A=Tamara Thompson

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Q: Thank you. Um, up next is Ms. Tamara Thompson with the Land Group, requesting, um, an eight-foot fence at Telaya Winery, located at 240 East 32nd Street. Um, and if you wouldn't mind addressing the committee...

A: This one?

Q: ...through that one.

A: The...

Q: Thank you.

Q2: That might be off. It's...

A: Um, I was hoping to do a Power Point (unintelligible).

Q: You can - you can share that.

A: Okay.

Q2: (Unintelligible) borrow this one.

A: I don't know how to do (unintelligible).

Q: Um...

A: Does that not...

Q: ...so, if you log in to Zoom through your - your computer, you could share, if that's how you wanna do the...

46
47 A: It's (unintelligible).
48
49 Q: It's very (unintelligible) selection. You just (unintelligible). It's fine.
50
51 A: It's just (unintelligible).
52
53 Q1: You can try it on here.
54
55 Q: Take a...
56
57 A: (Unintelligible).
58
59 Q: ...a - a brief pause while we figure out how to - to pull up the applicant's
60 Power Point?
61
62 A: And now I'll sign into your e-mail on this? Or I sign into my e-mail?
63 (Unintelligible).
64
65 Q: Oh. We haven't.
66
67 Q1: Not too (unintelligible). Okay. We'll just gonna test that (unintelligible).
68 Should be (unintelligible). Can you see it on your...
69
70 Q: Mm-hm. It's on.
71
72 Q1: Thank you. Make it seem a - make it - I can't turn it. Okay. You might just
73 have to speak up, 'cause the speakers are...
74
75 A: Do I want to keep on this on (unintelligible)?
76
77 Q: You're - you're fine. We just ask that you're six feet away. But you - you will
78 need to speak up because that Plexiglass really does hamper them being able
79 to hear.
80
81 A: That's where they're hearing there?
82
83 Q: Mm-hm.
84
85 A: Yeah?
86
87 Q: Thank you.
88
89 A: Okay. Good afternoon. Um, my name's Tamara Thompson. I'm with the
90 Land Group, and I'm representing Telaya Winery for this application. This is

91 our design review and application for an extension of an eight-foot wood
92 fence along the northwest sides of the, um, existing facility. The property is
93 located at the end of East 32nd Street. So, it's not a through street. You can
94 see here it ends at the Boise River. It's developed as a winery and tasting
95 room. The Boise River is - it's not exactly north, south, east, west but, um, it's
96 essentially to the east, and to the north of the property is, um, a multi-family
97 complex on two parcels and single-family home on one of the parcels. The,
98 um, the fencing is from the corner up here if you can see my, um, my cursor
99 and it would run along to the, um, this orange property line just where - and
100 then, where this concrete apron is - comes across there. So, it really is just
101 these two properties, but these two are owned by the same company - or the
102 same person. And here's an example - the existing fence is in green, and the
103 proposed fence is in blue. The extension is needed for the safety and security
104 of the facility, as well as for the neighbors. There have been many vandalisms
105 attempts to the facility, as well as pedestrians that come from the Riverside
106 side of the parking lot and they go over the existing shorter chain link fence
107 into the apartment complex and perhaps beyond. The fence will allow the
108 facility to hide from view their equipment and to provide a sound barrier
109 during production of wine. The measurements are eight-foot wide panels that
110 are eight feet tall attached to four by four posts that are set in concrete. At the
111 top of the fence is a two by four running, um, running along the top. And then,
112 on the back side, it has support - horizontal support, um, beams that are seven
113 inches below the top and from the bottom up. We've contacted the neighbors,
114 um, of the properties that are adjacent to the proposed fence. They were
115 contacted via certified mail with return receipts and those, um, return receipts
116 were signed on July 7 and 8 by the two property owners. And we asked for
117 them to contact us to discuss this, and we also put a statement stating if they
118 didn't contact that we would, um, assume their approval. And to date - which
119 is almost exactly two months - we'll, um, for one - one - exactly two months.
120 The other were more like two months and a day, we have yet to hear from
121 either property owner. I - I pulled these pictures just to show you the existing
122 fence that runs along the property line in front. This is, um, a picture where
123 the greenbelt is here to the right. And then, you can see a portion of it on this,
124 um, view from the second story. And, um, in all these pictures, you can see
125 pict- just a - a view of the existing eight-foot fence. The Telaya and their
126 business partner, the Riverside Hotel, they are trying to protect their
127 investment in the community. The code - the city code supports they put
128 fences on property lines between commercial and residential leases, and the
129 fence supports the health, safety and welfare of the community. Thank you for
130 your time, and we respectfully request your recommendation for your - your
131 approval tonight. Thank you.

133 Q: Thank you. Any questions of the applicant?

134
135 Q2: I have a question. On your certified letter, did you ask them if they'd be

136 willing for you to remove the chain link fence?
137
138 A: The letter did not, um, ask for that. Um, we just let them know that we were
139 putting in a fence - an eight-foot fence extending that fence and, um, asked for
140 them to contact us to discuss it in more detail.
141
142 Q: Any other questions of the applicant?
143
144 Q3: No. I don't have any questions.
145
146 Q: Thank you. Um, staff, do you - do you have a staff report to add?
147
148 Q1: Yes.
149
150 Q: Or anything for a staff report?
151
152 Q1: Just a discussion. Um, staff would like to note that, uh, if they were unable to
153 determine that the existing eight-foot tall fence, um, in the front of the
154 property did not receive any permits. Um, and it is - it appears that the
155 applicant has not addressed any of the concerns expressed by the Design
156 Review Committee from any of the previous - or from the previous hearing
157 held on June 15, 2020. An e-mail from staff to the applicant was sent in an
158 effort to address the lack of the proposed changes on August 23, 2020, and it's
159 staff's understanding that the applicant intends to proceed through the appeal
160 process if the Design Review Committee does not approve of this application.
161
162 Q: Thank you. Any questions of staff? All right. And with that...
163
164 Q3: Now...
165
166 Q: Go ahead. I'm sorry. I'll open it...
167
168 Q3: Maybe, Hanna, can you summarize the - summarize the things that we were
169 discussing at the last one that - that asked them to address that were not
170 addressed?
171
172 Q1: Yes. Um, you'll always find that in the staff report on page three - basically...
173
174 Q3: Gotcha.
175
176 Q1: ...the June 15, 2020 meeting summary, um, the internal fence needs to tie into
177 architecture of the building so that it acts as a building screen wall, rather than
178 a fence if the screening is greater than six feet in height. And it was also
179 discussed that the internal fence, um, may be that the six feet tall is staff level,
180 um, approval. And then, a staff level approval would be appropriate, um, of

- 181 the side lot line fencing if it's on the zero-lot line - a notarized agreement from
182 the adjacent residential lots in agreement with the fence and no dual fencing.
183 So, the removal of the chain link fence would be necessary.
184
- 185 Q3: Thank you. (Unintelligible).
186
- 187 Q: All right. Any discussion by the Committee?
188
- 189 Q4: Um, the only discussion, um, I guess - discussion that I have would be that,
190 uh, um, on the basis that there was no effort made to address any of the
191 concerns that we had voiced. Um, my - my direction would be to, uh, move to
192 deny. I don't know how...
193
- 194 Q3: Yeah. I'd agree. I'd - I'd - I was expecting the fence to be architecturally
195 integrated, considering it's covering up half or better - three-quarters of the,
196 um, you know - three-quarters of the back of that building - the side of that
197 building, which is, basically, how - you know, uh, a large majority of the
198 public enters that building is through, um, Chinden and down the - down the
199 street, or from the river side on that side of the building. It does have a great
200 greenbelt presence, but a lot of the public is interacting with it on that side of
201 the building - parking lots on side of the building. So, to put up a - you know -
202 kind of a residential grade fence along the lot line is fine, but not to cover up
203 the architecture of the building...
204
- 205 Q2: I agree.
206
- 207 Q3: ...unless it looks like the architecture of the building, I guess is the - is - is how
208 they fix it.
209
- 210 Q: All right. In hearing, um, the Committee's discussion, uh, could I request that
211 the Committee turn their attention to the draft decision document and, um,
212 starting on page four? I might run through some of the standards to - to make
213 sure that, um, you're in agreement with the standard i- for denial, since it
214 sounds like all three members are leaning that direction. And then...
215
- 216 Q2: We need (unintelligible)...
217
- 218 Q: I'm sure that's so I can see. Yeah. If we pull it up, that'd be perfect. Thank
219 you.
220
- 221 Q3: Whoops.
222
- 223 Q2: Jenah, you can - I can combine some of these. Right?
224
- 225 Q: S- um, well, we'll have to have individual. So, under the - starting on page

226 four, under the standards, um, each standard would need an individual
227 explanation. However, um, they may not all need an explanation related to
228 denial, if that makes sense. Um, would you be willing to be a put a
229 (unintelligible)? And so, um, here you can see the first standard - the proposed
230 design is in conformance with the purpose of the zoning district in all
231 dimensional regulations of that district. And staff has put a draft condition the
232 application's not in conformance with the proposed zoning district's C2 as the
233 commercial activities taking places at, uh, Telaya Winery are disruptive to the
234 neighborhood. Um, and - and on that, uh, I - I...

235

236 Q2: And I have - Jenah, on - starting on page four, I think I'm on page four, um,
237 the...

238

239 Q: Read it and share.

240

241 Q2: ...if you read under 23, it says the planning and zoning commission.

242

243 Q: That - that would be a - a typo that would need to be fixed on the decision
244 document. Committee members, are you seeing what's being shared?

245

246 Q3: Uh, no. I'm not, but I'm looking at the - the one that was, uh, that's on the
247 drive. So, I'm looking it on my screen.

248

249 Q: There you go.

250

251 Q3: Uh, there it is.

252

253 Q4: There it is. Yep.

254

255 Q: And - and I'm not - and I might actually suggest that, uh, perhaps an
256 explanation might be that a six-foot fence, um, the maximum height is a six
257 foot fence, per code, and citing the - the six-foot requirement.

258

259 Q4: And then, that's the section, as well, that would speak to, um, you know -
260 basically, a wooden fence covering up half the architecture?

261

262 Q: Um...

263

264 Q4: You know - that those are architectural standards. Right? It's not the - the
265 fence isn't making Telaya disruptive to the neighborhood, but the fence is
266 making the project not fit within the architectural guidelines of the - of the
267 district.

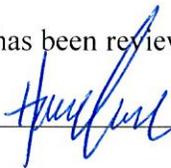
268

269 Q: Uh, I'm wondering if that might not fit under the proposed design creates a
270 sense of place and contributes to the uniqueness of the different districts and

271 neighborhoods.
272
273 Q4: Right. Yes. Yes. I would think. That's for sure (unintelligible).
274
275 Q: All right. Um, and then, we skipped one. And I went to mine scrolling back to
276 the - the one we kinda spent - the proposed design adheres to the standards for
277 protection of health, safety and general w- welfare. Um, and staff has a draft
278 condition. The application does not meet this finding as the proposed eight-
279 foot fence does not enhance the health, safety, nor the general we- welfare of
280 the community.
281
282 Q3: I would agree with that.
283
284 Q: Okay. And then, um, let you scroll since we just - the - the next one would be
285 the proposed design improves the accessibility of development nonmotorized
286 and public modes of transportation. Um, and then, uh, staff has in there the
287 application does not meet this finding as the proposed eight-foot tall fence
288 hinders the accessibility for nonmotorized and public modes of transportation.
289
290 Q2: Is that supposed to be public modes?
291
292 Q: Yes.
293
294 Q3: I believe from the first, um, the first review of this, I don't think it was
295 mentioned that that enclosure takes up any of the required public parking or
296 accessible parking or anything like that. So...
297
298 Q: I would agree.
299
300 Q3: I don't know if this would be a reason for denial.
301
302 Q: Okay. So noted. Okay. And then, (unintelligible). Thank you. Um, the
303 proposed design supports development patterns and (unintelligible), rather
304 than strip commercial along arterial corridors. Um, and then, I think you're all
305 reading these, so I'll stop reading them one by one.
306
307 Q4: I don't think it (unintelligible).
308
309 Q2: Go ahead. Sorry.
310
311 Q4: No. Go ahead, Maureen.
312
313 Q2: Uh, I'm not - I'm not sure this one is applicable, 'cause...
314
315 Q4: I don't see how it applies, either.

316
317 Q: Okay.
318
319 Q2: Right.
320
321 Q: And then, proposed design supports compact development pattern and enables
322 intensification of development and changes over time.
323
324 Q4: And I don't see how that's applicable, either.
325
326 Q: Okay.
327
328 Q2: I agree.
329
330 Q: All right. And so, it's sounding like on the first and the third, uh, findings, that
331 there might be some - or on the fourth - some changes, uh, to the explanations.
332 Uh, the first one, noting the code requirements of the fence height. Um, the
333 third, noting, uh, that the fence should not cover the architecture. Um, and
334 then, the fourth, just noting that it's not a reason for denial. And the last two
335 being noted as not applicable. Um, and then, uh, and if you wouldn't mind,
336 would you go down into the - the draft conditions, um, for denial?
337
338 Q4: And I think, Jenah, that it wasn't that - and correct me if I'm wrong, other
339 Committee members - but the - the intent was that the fencing be integrated to
340 and a part of the architecture, not necessarily, not to cover the architecture.
341
342 Q2: Correct.
343
344 Q4: The - now, the fence will certainly block architecture, but it needs to be a part
345 of similar material, similar, uh, vernacular to the - the same architecture.
346
347 Q: Thank you.
348
349 Q3: That's correct.
350
351 Q: And then, on - on the standard conditions for denial, um, uh, staff has, uh,
352 noted some of the code compliance, and - and I just might note, and it's up to
353 the pleasure for the - to the Committee, um, that perhaps, uh, the one, two,
354 three, four - and I can't, uh, could you scroll up a little bit? I'm so sorry,
355 Hanna.
356
357 Q1: It's okay.
358
359 Q: Um, to - through - up until five might not be necessary in - in a denial
360 condition. Whereas, the rest - the, uh, are standards related to the ability to p-

361 appeal and ask for a takings, et cetera.
362
363 Q3: Yeah. I would agree with that.
364
365 Q: All right. And with that, would anybody like to make a motion - a motion?
366
367 Q4: I think Brett did. And then, (unintelligible).
368
369 Q3: Yeah. I'll - I'll - I'll make a motion to deny this on the basis of the findings
370 that we just discussed.
371
372 Q2: Second.
373
374 Q: All in favor.
375
376 Q4: Aye.
377
378 Q2: Aye.
379
380 Q3: Aye.
381
382 Q: Thank you.
383
384 Q3: Thanks.
385

386
387 The transcript has been reviewed with the audio recording submitted and it is an accurate
388 transcription.
389 Signed  10/06/2020

