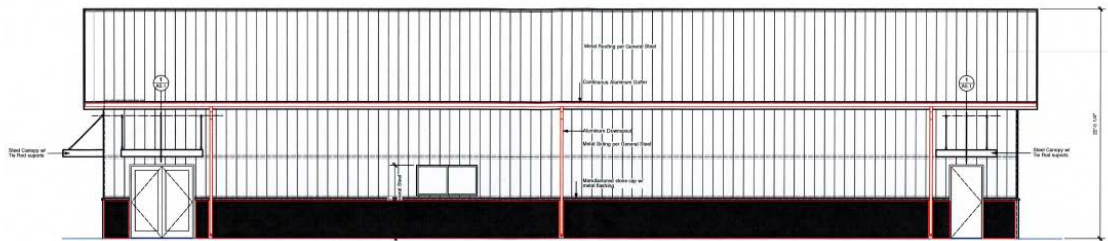




CITY OF GARDEN CITY

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 Phone (208)472-2921 □ Fax (208)472-2926

File Number: DSRFY2018-20
Application Scope: Design Review Meeting for Site Modifications
Location: 9655 W. State Street
Applicant: Joseph Penny
Design Review Report Date: November 16, 2020

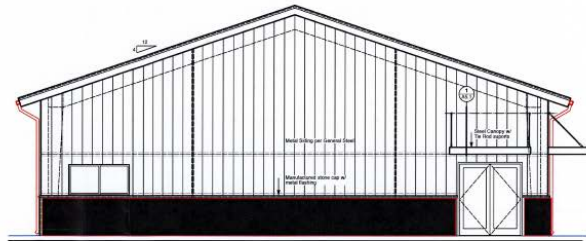


1 NORTHEAST ELEVATION
1/8" = 1'-0"

The current plan was to buy a stone wainscot and the paint it black. In order to match the existing building. However, we are asking for permission to paint the current steel wainscot black. There are planters around the wainscot and there will be shrubs and plants that match the current building as well.



4 SOUTHEAST ELEVATION
1/8" = 1'-0"



2 NORTHWEST ELEVATION
1/8" = 1'-0"

Staff Report
 Prepared by Hanna Veal

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A. Meeting Summary:

1. The applicant met with the Design Review Committee on May 21, 2018.
 - a. Applicants Douglas Peake and Debbie Schwinn were present to represent the request.
 - b. There was no member of the public in attendance.
 - c. The Committee requested:
 - i. Provide revised building elevations accurately showing materials, doors, colors, window sizes, types of features and dimensions of the building and architectural features.
 - ii. Provide the location of any outdoor HVAC and service equipment. For the equipment, indicate how they will fit in with the proposed design.
 - iii. Provide an amended landscape plan that accurately depicts plantings (including species, location and size at maturity), pedestrian access, and patio configuration and amenities.

2. The applicant met with the Design Review Committee again on June 18, 2018.
 - a. Applicants Douglas Peake and Debbie Schwinn were present to represent the request.
 - b. There was no member of the public in attendance.
 - c. Committee member Gresham moved to **APPROVE** as submitted.
 - d. Committee member Hurd seconded the motion.
 - e. The motion carried unanimously.

C. Discussion

DSRFY2018-20 was originally approved on June 18, 2018 with specific requirements of:

1. Materials submitted shall comply with those that were approved. The approved documents include:
 - a. Compliance statement, site plan, landscape plan, schematic drawings, and lighting plan submitted on June 8, 2018.
 - b. The grading plan will be reviewed for compliance with the building permit application.

The applicant has stated in their modification's application, that their original plan was to buy a stone wainscot and to paint it black to match the existing building on the site. However, they are now asking if they can keep the existing steel wainscoting on the building and paint it black.

D. Decision Process

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: May 21, 2018 Design Review formal hearing: June 18, 2018 Site Modifications: November 16, 2020

Required Findings:

For the approval of a Design Review Application, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;
2. The proposed design adheres to standards for the protection of health, safety, and general welfare;
3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;
4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation;
5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.

Decision

The Design Review Committee has adopted an Administrative Rules of Procedure Threshold document to help clarify the procedures that which returning application must be adhere to. Where Garden City Development Code might not be as descriptive in how site modifications and changes to plans should be processed, the Design Review Committee may consider the following site modification to be within the limits of initial approval, contingent upon review by the Committee. If the Committee were to consider the following changes to be substantially different than the approved application, then re-noticing and approval by the Design review Committee is required.

Appeals of Decision:

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Written objections received after the 15-day objection period will not be accepted.

Pursuant to [8-6A-9 Appeals](#), there is a 15-day appeal period to appeal the decision to the City Council. This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above. An appeal is \$210 and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be accepted.

G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-1 Nonconforming Properties		No compliance issues noted	Conditional Use Permit CUPFY2017-18 was approved for the expansion use of this property.
Title 8, Chapter 2: Base Zoning District Regulations			
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-4C-5 Design Provisions for Nonresidential Structures		May not be compliant	The proposed site modification consists of changing the already approved stone wainscoting with the currently existing black steel siding. According to GCC 8-4C, prefabricated structures are a prohibited due to the metal building material. Principle structures visible from the right-of-way that are made of prefabricated materials must contain architectural features and a variety of materials so that they lose the appearance of being a prefabricated structure.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Previous entitlement that might affect this project	DSRFY2018-20 AND CUPFY2017 - 18: Previously approved entitlement documents.
Garden City Comprehensive Plan	This application is in future land use designations of the Comprehensive Plan: <ul style="list-style-type: none"> a) Green Boulevard Corridor b) Residential Low Density