



**DESIGN REVIEW  
PRE-APPLICATION MEETING REQUEST**

Permit info: DSRFY2019-12  
 Application Date: 4/26/19 MK  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. **Late submissions will not be accepted under any circumstances.**

**APPLICANT INFORMATION** Bob Taunton - Applicant Representative

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Name: Glass Creek, LLC Phone: 208/401-5505

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Email: bobtaunton@tauntongroup.com Firm: Taunton Group, LLC

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Proposed Site Address: 6515 W. State St. Garden City ID 83714

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Date of Requested Meeting: 5/6/19

**DESIGN INFORMATION**

Proposed Use: No change in use. See Project Description

Surrounding Uses: Single Family Residential, Commercial

Zoning: R-2 Comprehensive Plan Designation Residential Low Density

Is the property located in the 100 year flood plain?  
 YES <sup>Total</sup> property  NO Portion of property affected by entry road

List the locations of any potential wildlife habitat areas on the property:  
None in portion of property affected by entry road

List the locations of bus stops and pedestrian pathways within 1/4 mile of the property:  
State Street & Fierce Park Ln.

List any easements and locations of water, sewer and irrigation:  
see Project description

**APPLICATION INFORMATION REQUIRED**

NOTE:  
**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
 INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

**ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED**

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan Including Surrounding Development Elevations | <input type="checkbox"/> Landscaping Plan<br><input type="checkbox"/> Vicinity Map |
|---|--|

# Taunton Group

Community Development

April 25, 2019

Chris Samples  
Associate Planner  
Garden City  
6105 N. Glenwood St.  
Garden City, ID 83714-1347

Re: Design Review Pre-Application Meeting Request

Dear Chris,

On behalf of Glass Creek, LLC, the owners of the Plantation Country Club property, I am submitting a Design Review Pre-application Meeting Request. We wish to be scheduled for the May 6 Design Review Committee meeting. The purpose of the meeting will be to present a new planned private entry to the property from the State Street and Pierce Park Ln. intersection. This letter supplements the request form information including the required site plan, landscape plan and vicinity map. No elevations have been submitted as there will be no change of use or vertical development proposed.

The Plantation Country Club is a 121-acre property in Garden City located between the Boise River and State Street east of Glenwood Dr. The Country Club is operated as a for-profit business centered on an 18-hole golf course with additional club related recreational facilities. Use of the recreational activities requires an annual membership with several options. It is not an equity club.

ACHD has completed design plans for the reconfiguration of the State Street and Pierce Park Ln. intersection and has currently programmed the rebuilding of the intersection and widening of State Street for FY 2021. ACHD staff has advised that the tentative schedule is to begin construction in January 2021 and complete the project by early fall. A median will be constructed west of the Pierce Park Ln. intersection. Plantation Dr., the current ingress/egress to the Plantation Country Club property and other residential units will no longer be full access and will become right-in/right-out. The property owners believe that the limited access will negatively impact the club business operation and will create a traffic safety concern. A new entry at the reconfigured Pierce Park signalized intersection is in the best interest of the club members and the community.

With the widening of State Street to three lanes and a bus pullout, ACHD will acquire 12-14 feet of additional right of way from the property. A temporary construction easement will also be needed. It is anticipated that all of the trees along State Street will be eliminated.

At a meeting on January 30 with ACHD Development Services staff and Jenah Thornborrow we discussed our desire to create a new entry and asked about the process to revise the project plans from a three-legged intersection design. We were advised that ACHD policy 7205.4.1 requires an application to Garden City before ACHD could consider revising the design.

The policy states:

*“Access points shall be reviewed only for a development application that is being considered by the lead land use agency.”*

When it was mentioned that no change of use or a development plan was planned, ACHD agreed that a Design Review application would meet the policy. ACHD staff requested that Garden City approve the application by approximately August.

All costs associated with a redesign of the intersection and direct construction would be paid by Glass Creek, LLC.

The existing Plantation Dr. was constructed as a private driveway many decades ago. In addition to accessing the Country Club parking lots, the street also provides access to two townhomes and the single-family lots fronting Savannah Ln., which is a private street. Plantation Dr. became a public street through a prescriptive right of way designation after ACHD maintained the roadway for a minimum five years. However, Plantation Dr. does not meet current ACHD standards. The underlying land is owned by Glass Creek, LLC.

There is also an existing 50-foot access easement that applies to Plantation Drive from 1977 to allow access to the townhomes and Savannah Ln. lots. Glass Creek, LLC anticipates that a new access easement will be recorded to provide access to the townhomes and Savannah Ln. lots when the new private entry is constructed, and both the existing easement and Plantation Dr. right of way will be vacated. However, more research and discussion with ACHD is required.

The planned private entry lane street section (back of curb to back of curb) will be in accordance with ACHD standards. Future maintenance will be the responsibility of Glass Creek, LLC. The design illustrates a parkway character with trees in 8-foot planter strips and medians. A 20-foot driveway will connect the townhouse shared driveway to the entry lane.

The detached 10-foot multi-use pathway will provide connectivity from a similar facility planned along the south side of State Street by ACHD and the clubhouse facilities. A 5-foot detached sidewalk will enable the residents of Savannah Ln. to access this pathway.

Glass Creek, LLC anticipates completion of the new entry in the summer of 2021 to coincide with the substantial completion of the ACHD project.

The site plan suggests a small reconfiguration of the existing parking lots. This layout is very preliminary and a plan for the changes to several golf course holes may suggest a different solution. A future Design Review application will provide the details.

The alignment of the planned entry drive does not impact any wetlands, is outside the 100-year floodplain, and does not affect existing public utilities.

We are requesting waivers to the required Design Review application information. The items include schematic drawings (architecture), lighting plan, and grading plan. Given the nature of the proposed work on the property we also believe that the provisions of the Boise River Greenbelt Overlay District should not apply.

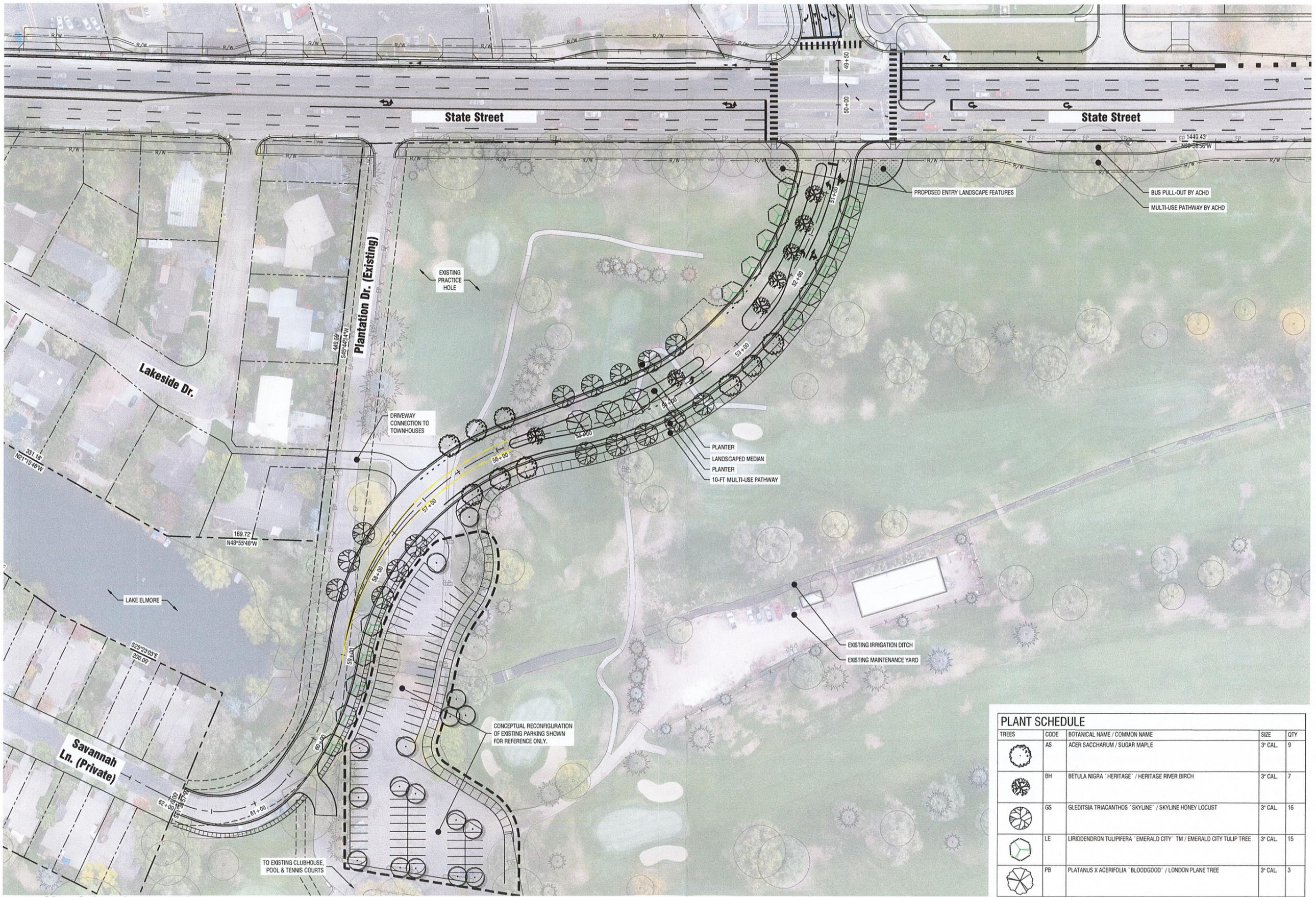
We have discussed the concept of a new entry with the Country Club Members Advisory Board and the Plantation Master Association Board and their response was positive. We plan to present the detailed plan to these groups and to the lot owners on Savannah Ln. and the townhouse lots following the Design Review application.

We look forward to meeting with the Design Review Committee on May 6.



Bob Taunton, President  
Taunton Group, LLC  
2724 S. Palmatier Way  
Boise ID 83716  
208-401-5505  
bobtaunton@tauntongroup.com





**Site & Landscape Plan**

Horizontal Scale: 1" = 50'



TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	AS	ACER SACCHARUM / SUGAR MAPLE	3" CAL.	9
	BH	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	3" CAL.	7
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	3" CAL.	16
	LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	3" CAL.	15
	PB	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	3" CAL.	3

**Plantation Entry Driveway  
Design Review**

6515 W. State Street  
Garden City, Idaho 83714

Revisions

1.	

Project No.: 118161  
Date of Issuance: 04-25-2015  
Project Milestone: CONCEPT PLANNING

**Design Review  
Site Plan**

**C100**