

BEFORE THE DESIGN REVIEW COMMITTEE  
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:	)	DSRFY2019-7
	)	
Master Site Plan	)	FINDINGS OF FACT,
Address: 2900 W. Chinden Blvd.	)	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho	)	AND RECOMMENDATION
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THIS MATTER, came before the Garden City Design Review Committee for consideration on April 1, 2019. The Design Review Committee reviewed the application and materials submitted and heard public testimony. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Design Review Committee makes the following Findings of Fact, Conclusions of Law and Recommendation:

**FINDINGS OF FACT**

1. The applicant is Joshua Hersel with CTA Architects Engineers.
2. The property owner is Riverside Hospitality, LLC.
3. The location of the project is 2900 W. Chinden Blvd. Garden City, Id. Assigned Ada County Parcel No.: R2734571990.
4. The application is for a master site plan.
5. The applicant also applied for a design review.
6. The project is located in the Garden City C-1 Highway Commercial Zoning District.
7. The project is located in the floodplain according to the 2003 FIRM.
8. The project is located in the floodplain according to the 2017 FIS.
9. The applicant met with the Design Review Committee on March for a pre-application consultation.
10. The application was received March 4, 2019. The application was scheduled for a hearing on March 18, 2019 and a public hearing on April 1, 2019.
11. A copy of the application was transmitted to affected public agencies on March 5, 2019 and written comments were received from:
  - a. Garden City Engineer
  - b. Idaho Transportation Department
12. The applicant provided verification that the property was posted on or before March 22, 2019, ten or more days prior to the meeting.
13. A Notice of Intent to Approve or Deny the design review application was sent to property owners within 300' of the subject property and to interested parties on March 5, 2019.
14. A public hearing on the application was held on January 7, 2018.
  - a. Applicants Brian Hallowell, Amy Probert and David Johnson presented the Master Site Plan.
  - b. Committee member Hurd moved to **recommend approval** of the Master Site Plan with the following recommended changes:
    - i. Show pedestrian connectivity between 32<sup>nd</sup> Street and Chinden.

- ii. Delineate pedestrian paths on plan.
  - iii. Show 31<sup>st</sup> Street pedestrian connectivity from Chinden to the hotel.
  - iv. Not existing gate at proposed distillery adjacent to the hotel on the west side of the property.
  - v. Delineate vehicular connectivity.
- c. Committee member Gresham seconded the motion. The motion carried unanimously.
15. The record contains:
- a. Application Materials including all revisions;
  - b. Staff Report;
  - c. Design Review Findings of Fact, Conclusions of Law and Recommendation;
  - d. March 18, 2019 Design Review Committee Minutes;
  - e. April 1, 2019 Design Review Committee Minutes;
  - f. Agency Comment.
16. The following standards apply to this proposal:
- a. Title 8 – Chapter 2, Article C: “Land Use Provisions”
  - b. Title 8 – Chapter 3, Article A: “Overlay Zoning District Regulations - General Provisions”
  - c. Title 8 – Chapter 3, Article B: “Flood Hazard Overlay District”
  - d. Title 8 – Chapter 3, Article E: “Boise River and Greenbelt Overlay District”
  - e. Title 8 - Chapter 4, Article A: “General Provisions;”
  - f. Title 8 – Chapter 4, Article B: “Design Provisions for Residential Structures;”
  - g. Title 8 – Chapter 4, Article C: “Design Provisions for Nonresidential Structures”
  - h. Title 8 – Chapter 4, Article D: “Parking and Off Street Loading Provisions;”
  - i. Title 8 – Chapter 4 Article E: “Transportation and Connectivity Provisions;”
  - j. Title 8 – Chapter 4, Article I: “Landscaping and Tree Protection Provisions.”
  - k. Title 8 – Chapter 4, Article L: “Open Space Provisions”
  - l. Title 8 – Chapter 6, Article A: “Administration – General Provisions”
  - m. Title 8 – Chapter 6, Article B: “Administration – Specific Provisions”
17. In order to recommend approval of a master site plan and based on the standards set forth in chapter 3, article E of this title, the design review committee shall make the following findings:

<b>GCC 8-3E-4B-4 MASTER SITE PLAN: REQUIRED FINDINGS</b>			
Conclusion			Standard
Compliant	Not Compliant	Not Applicable to this Application	

X			<p><b>Standard:</b> Creation of an attractive mixed-use environment focused on the river and greenbelt through the use and inter-relationship of open spaces, building locations, building scale and design, and pedestrian-bicycle connections.</p>
			<p><b>Explanation:</b> The proposed master site with recommended changes meets the standards of this section by showing a relationship between the existing and proposed structures and the Greenbelt and by providing pedestrian bicycle connectivity through the site.</p>
X			<p>Provision of access and free movement of non-motorized mobility to and through the site in a manner that maximizes exposure to the Boise River and greenbelt.</p>
			<p><b>Explanation:</b> The proposed master site plan with recommended changes meets the standards of this section by showing existing and future improvements that maximizes exposure to the Boise River and the Greenbelt.</p>
X			<p>Reducing to a minimum any negative impacts of the proposed development on the natural environment.</p>
			<p><b>Explanation:</b> The proposed master site plan with recommended changes does not contain any elements that would have a negative impact on the natural environment.</p>

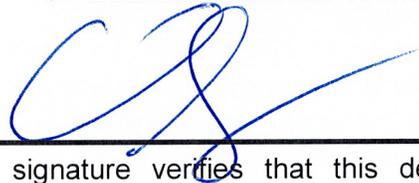
### CONCLUSIONS OF LAW

The Design Review Committee reviewed the application with regard to Garden City Code, Title 8, and concludes the application meets the standards of approval under GCC 8-3E-4B.

## RECOMMENDATION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Design Review Committee hereby recommends **APPROVAL** of the application to the Garden City Council with the following recommended changes:

1. Show pedestrian connectivity between 32<sup>nd</sup> Street and Chinden.
2. Delineate pedestrian paths on plan.
3. Show 31<sup>st</sup> Street pedestrian connectivity from Chinden to the hotel.
4. Not existing gate at proposed distillery adjacent to the hotel on the west side of the property.
5. Delineate vehicular connectivity.



4/22/19

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

Date