

DESIGN REVIEW	
Permit info: DSRFY2020-18	-----
Application Date: 08/04/2020	Rec'd by: ES
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Tamara Thompson	Name: Earl Sullivan
Company: The Land Group, Inc.	Company: Thuras, LLC
Address: 462 E. Shore Dr. Ste 100	Address: 240 E. 32nd ST
City: Eagle	City: Garden City
State: ID Zip: 83616	State: ID Zip: 83714
Tel.: 208.939.4041	Tel.: 208-557-9463
E-mail: tamara@thelandgroupinc.com	E-mail: earl@telayawine.com

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 240 E 32nd ST

Subdivision Name: Fairview Acres No 5	Lot: 2-6	Block: 36
Tax Parcel Number: R2734541570	Zoning: C-2	Total Acres: 0.859
Proposed Use: Add 8' wood fence	Floodplain: Yes No	

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Janara Thompson 7/29/20

 Signature of the Applicant (date)

[Signature] 7/31/2020

 Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
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ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|--|---|
| <input type="checkbox"/> Compliance Statement and Statement of Intent | <input type="checkbox"/> Affidavit of Legal Interest |
| <input type="checkbox"/> Neighborhood Map | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawing | |
| <input type="checkbox"/> Lighting Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input type="checkbox"/> Ada County Approved Addresses | |
| <input type="checkbox"/> Waiver Request of Application Materials | |



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
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- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

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- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

****Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

****Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.

Design Review Sheet Notes:

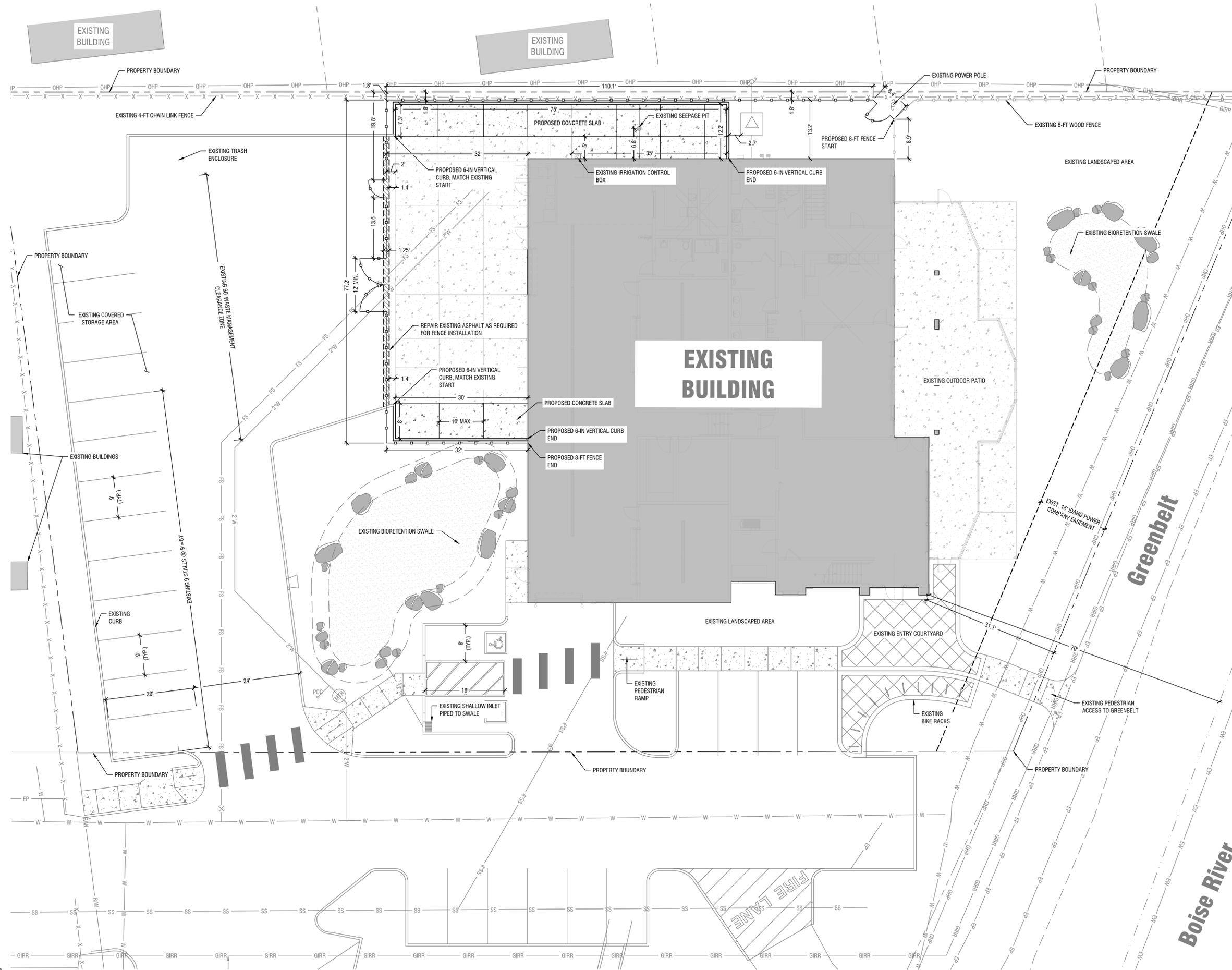
1. NO NEW BUILDINGS ARE PROPOSED.
2. NO NEW UTILITY CONNECTIONS ARE PROPOSED.
3. NO NEW EXTERIOR SITE LIGHTING IS PROPOSED.
4. NO NEW EXTERIOR MECHANICAL EQUIPMENT IS PROPOSED.
5. NO NEW FIRE DEPARTMENT ACCESS NEEDED OR PROPOSED.
6. NO NEW LANDSCAPING PROPOSED.

Property Information:

PARCEL AREA:	0.859-ACRES
EXISTING BUILDING FOOTPRINT:	± 8,427-SF
SITE IMPROVEMENTS:	
EXISTING TOTAL IMPERVIOUS AREA:	± 24,559-SF
EXISTING TOTAL PERVIOUS AREA:	± 12,851-SF
PROPOSED TOTAL IMPERVIOUS AREA:	± 25,546-SF
PROPOSED TOTAL PERVIOUS AREA:	± 11,864-SF

Material & Line Legend:

- PROPOSED ASPHALT REPAIR AREA
- PROPOSED CONCRETE AREA
- EXISTING CONCRETE AREA
- EXISTING BOTTOM OF SWALE AREA
- PROPOSED 8-FT WOOD FENCE, MATCH EXISTING
- EXISTING 4-FT CHAIN LINK FENCE



Site Layout Plan

Horizontal Scale: 1" = 10'



**Driveway Expansion
Telaya Wine Co.**

240 E. 32nd Street
Garden City, Idaho 83714

Revisions

1.	



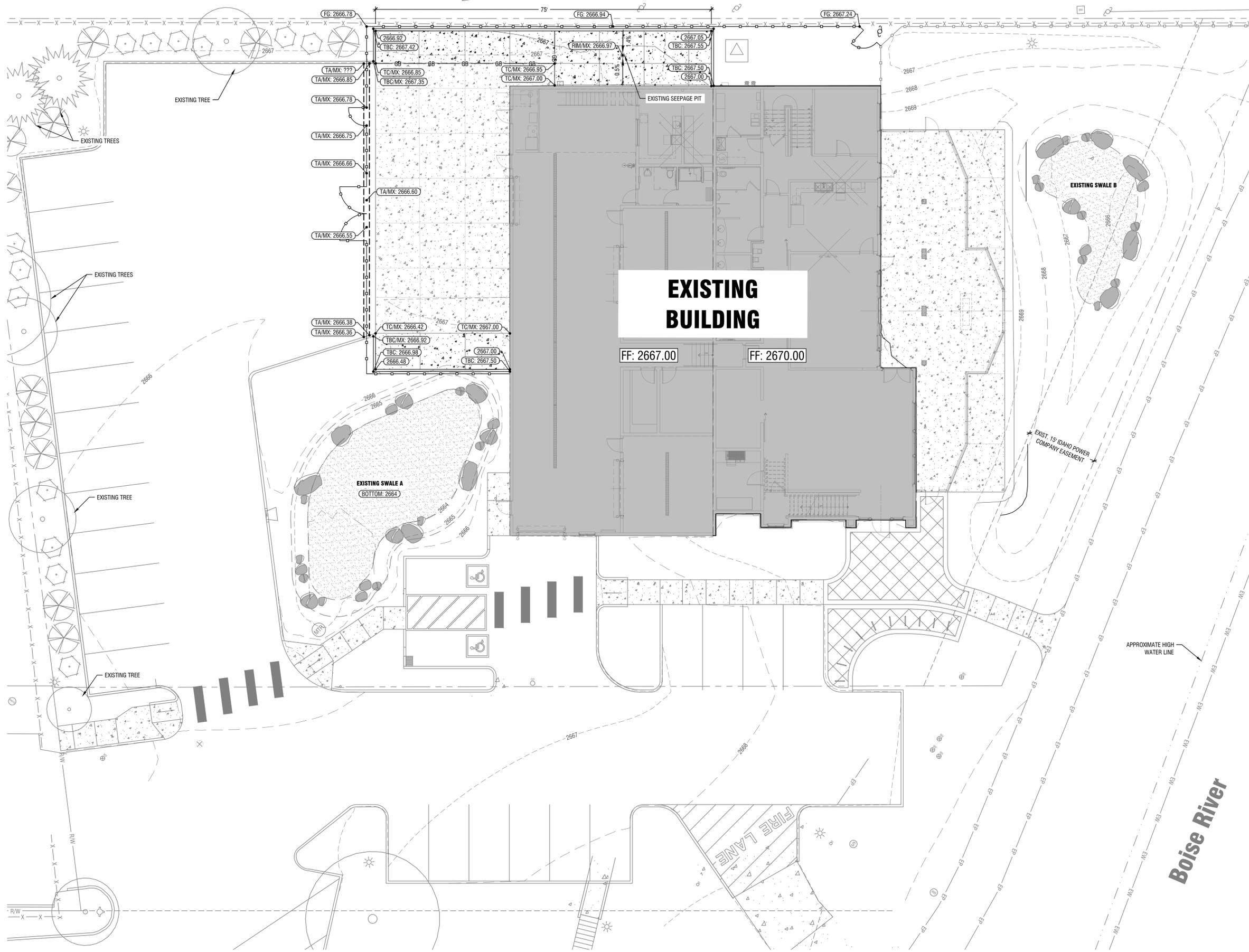
06/08/2020
Project No.: 115028
Date of Issuance: 06/02/2020
Project Milestone: Permit

Grading Sheet Notes:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) MANUAL AND GARDEN CITY REQUIREMENTS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIG-LINE (342-1585) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO DIGGING.
- ALL PIPE INSTALLATION AND TRENCHING SHALL CONFORM TO THE LATEST EDITION OF THE ISPCW DIVISION 300 AND SD-301. BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE ISPCW.
- EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
- SPOT ELEVATIONS INDICATE TOP OF FINISH GRADE AT CONCRETE SURFACE OR OTHER SURFACE AS INDICATED BY THE FOLLOWING ABBREVIATIONS:
 BOTTOM - BOTTOM OF INFILTRATION SWALE
 FG - FINISH GRADE
 FF - FINISH FLOOR
 MX - MATCH EXISTING
 TA - TOP OF ASPHALT
 TC - TOP OF CONCRETE FLATWORK
 RIM - RIM OF STRUCTURE AT LIP OF GUTTER OR FLUSH WITH
- LONGITUDINAL CROSS SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. HORIZONTAL CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION.

Line Legend:

— GB — GB — GRADE BREAK LINE



EXISTING BUILDING

FF: 2667.00 FF: 2670.00

EXISTING SWALE A
BOTTOM: 2664

EXISTING SWALE B

APPROXIMATE HIGH WATER LINE

EXIST. 15' IDAHO POWER COMPANY EASEMENT

FIRE LANE

Boise River

1. JASON DENSMARK, P.E., 10961 S. STATE ST., SUITE 100, GARDEN CITY, IDAHO 83714
 2. PROJECT NO. 115028
 3. DATE OF ISSUANCE: 06/02/2020
 4. PROJECT MILESTONE: PERMIT
 5. SCALE: 1" = 10'
 6. SHEET NO. DR C2.00 OF 02

Grading & Drainage Plan

Horizontal Scale: 1" = 10'



**Driveway Expansion
Telaya Wine Co.**

240 E. 32nd Street
Garden City, Idaho 83714

Revisions

1.	



Project No.: 115028
Date of Issuance: 06/02/2020
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**Grading & Drainage
Plan**

DR C2.00



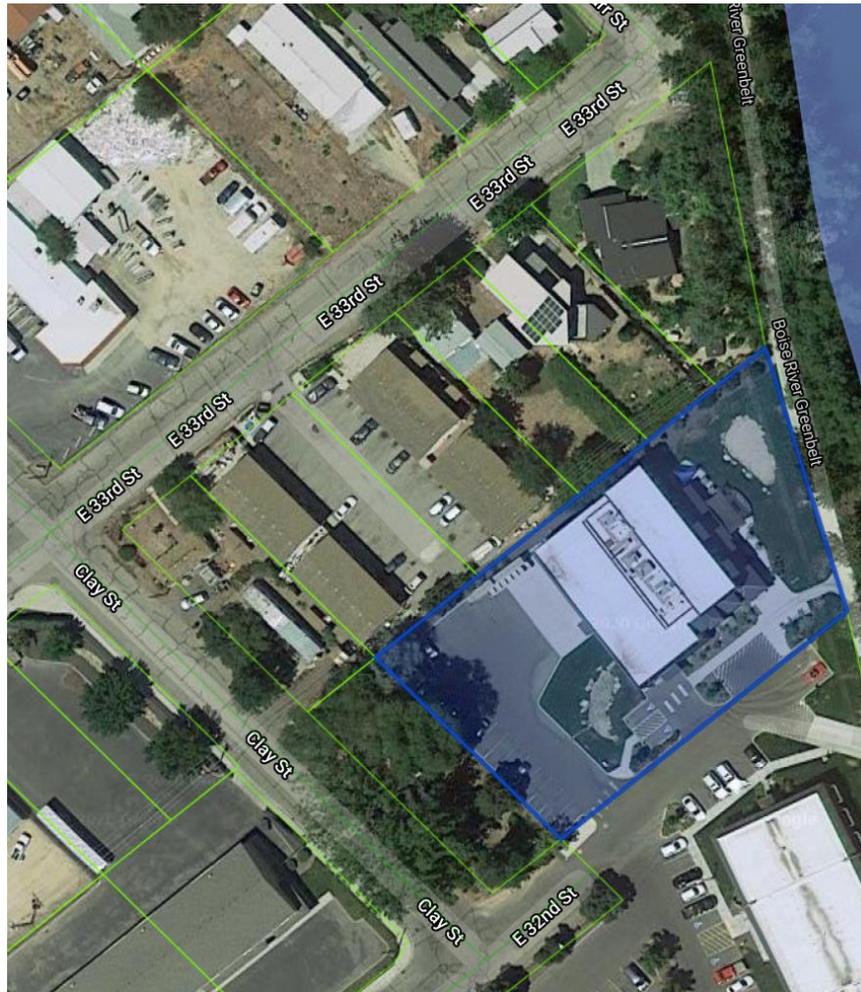
July 31, 2020

Jenah Thornborrow
Garden City
6015 N. Glenwood Street
Garden City, ID 83714

RE: Telaya Fence | 240 E 32nd St
Design Review Application

Dear Ms. Thornborrow,

Attached to this letter is our Design Review application for an extension of an existing wood fence along the north and west sides of the existing Telaya Wine located at the address referenced above.



Vicinity Map

The fence exists along a portion of the north property boundary already. The proposal is to extend the existing fence around the north and to the west.

The extension is needed for the safety of the facility as well as the neighbors. There have been many recent vandalism attempts on the facility as well as many pedestrians coming from the Riverside parking lot and over the shorter chain-link fence.

The fence will also allow the facility to hide from view their equipment and provide a sound buffer during the production of wine.



Site plan

The measurements are 8' wide panels that are 8' tall. Attached to 4x4 posts that are set in concrete. The back of the fence has 2x4 7" below the top, in the middle and 7" from the bottom. On the front are two horizontal fascia boards that are 7" in width at the top and 3 1/2" in width at the bottom.



Existing Fence



Existing fence

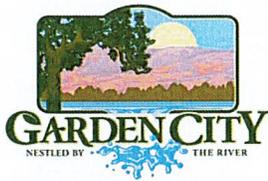
The neighbors adjacent to where the fence is proposed to be extended have been contacted via Certified Mail; they have not replied. Please see sample letter and Certified Mail receipts.

Thank you for your time and consideration, we look forward to working with the City staff.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is written in a cursive, flowing style.

Tamara Thompson
Director of Client Services
The Land Group, Inc.



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Permit info: _____	
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Site Address: 240 E 32nd ST

Subdivision Name: Fairview Acres No 5	Lot: 2-6	Block: 36
Tax Parcel Number: R2734541570	Zoning: C-2	Total Acres: 0.859
Proposed Use: Add 8' wood fence	Floodplain: Yes No	

OBJECTIVES 8-4C

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Jamara Thompson 7/29/20

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[Signature] 7/31/2020

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July 2, 2020

Doan Long T
Ly Tam Thanh
7319 W. Ashland St
Boise, ID 83709

RE: Fence on Telaya Wine Co Property at 240 E. 32nd St.

This letter is to inform you that Telaya is placing an application with the city to place an 8' wood fence on the west and south sides of our property. This fence will be constructed like the fence that is already on the northwest corner of our property. This is being done for safety of our facility and equipment due to a number of recent attempts at vandalization as well as to limit the overnight traffic that comes from The Riverside parking lot and over the shorter fence currently in place. It will also allow us to hide from view our equipment so that the neighbors will not have to look at our equipment and provide somewhat of a noise barrier to the neighbors while we are doing production of the wine.

This letter is to inform you that we are placing this application. If we don't hear from you by the 10th of July we will assume that you do not have any questions regarding this fence.

Best Regards,

Earl E. Sullivan
Owner
Telaya Wine Co.
earl@telayawine.com



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 DON LONG T
 LY TAM THANH
 7319 W. ASHLAND ST
 BOISE, ID 83709



9590 9402 4286 8190 1154 09

Article Number (Transfer from service label)
 7019 0700 0001 8965 4230

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X DCW · C19 993

Agent
 Addressee

B. Received by (Printed Name)
 Long Don

C. Date of Delivery
 7/7/2020

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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1. Article Addressed to:
 RENE ROBERTA
 2212 N. HEIGHTS DR
 BOISE, ID 83702



9590 9402 4286 8190 1153 93

2. Article Number (Transfer from service label)
 7019 0700 0001 8965 4254

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X DM 29 C19

Agent
 Addressee

B. Received by (Printed Name)
 R. Roberta

C. Date of Delivery
 7/8/20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

