



## CITY OF GARDEN CITY

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**File Number: DSRFY2020 - 19**  
**Application Scope: Pre-Application Conference**  
**Location: 3200 W. Chinden Blvd.**  
**Applicant: Ian McLaughlin with Pivot North Architecture**  
**Report Date: June 15, 2020**



Staff Report  
Drafted by Hanna Veal

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## A. Meeting Summary:

- Fairview Acre- noted as being on site.
- No engineered structures are allowed. Mitigation of appearance is needed.
- Long roofline on west side needs to be articulated.
- Fenestration on west side needs to be addressed.
- Fencing along Chinden and 32nd wall is not a strong pedestrian component. Treatment such as openings, visual connection, or artwork to strengthen pedestrian relationship to the street are suggested.
- Note staff report where not enough information or noncompliance.
- Staff will send perimeter landscaping and screening ordinance to applicant to ensure Osage is compliant

## B. Project Information

### Proposed Scope of Work:

| Request  | Review Process                                 | Notes |
|--|--|-------|
| Pre-application conference for a design review | <a href="#">8-6B-3 Design Review Committee</a> | None  |
| Public Hearing                                 | <a href="#">8-6B-3 Design Review Committee</a> | TBD   |

### Project Details:

- 1) Proposed development: New construction for permitted uses: food products small scale processing and drinking establishment limited services.
- 2) Site Coverage:
  - a) Building: Production (4,900 S.F.) Tasting (2,726 S.F)
  - b) Landscaping: Not Disclosed
  - c) Paved Areas: Not Disclosed
- 3) Total number of vehicular parking spaces: 12
  - a) Enclosed: 0
  - b) Surface: 12
  - c) On-Street: 0
  - d) Off-site with a cross parking agreement: 0
- 4) Total number of bicycle parking: Not Disclosed
  - a) Enclosed: Not Disclosed
  - b) Surface: Not Disclosed
- 5) Trash Enclosure: Not identified
- 6) Fencing:
  - a) Proposed raised planter within 8' steel wall along Chinden and 32<sup>nd</sup>.
  - b) Proposed 6'-8' high planting screen between parking lot and courtyard.
  - c) Proposed outdoor storage area with security fence/gate along Osage St.
  - d) Proposed split-rail fence set back closer towards building along Chinden.
- 7) Sidewalk:
  - a) Proposed 5' wide detached sidewalk on 32<sup>nd</sup> Street.
  - b) Existing 5' attached sidewalk on West Chinden.
  - c) No sidewalk proposed on Osage St.
- 8) Landscaping:
  - a) Street Trees: 1 on Chinden, 4 on 32<sup>nd</sup>, 2 on Osage including 7 class II and 6 class I trees.
  - b) Parameter Landscaping: None
- 9) Connections: 1 sidewalk connection to Chinden. 1 sidewalk connection to 32<sup>nd</sup> St.
- 10) Closest VRT Stop: 36<sup>th</sup> & Chinden Bus Stop

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**Site Conditions:**

- 1) Street Address: 3200 West Chinden Blvd. Garden City, Idaho 83714
- 2) Parcel Number(s): R2734541685
- 3) Property Description: SUB NO 5 BLK 37 Fairview Acres Lots 1,2 & 3
- 4) Legal Lot of Record: Yes
- 5) Property Size: 0.51 acres
- 6) Zoning District: C-1
- 7) Zoning Overlay(s):
  - a) Surel Mitchel Live-Work-Create
- 8) Comprehensive Plan Land Use Map Designation:
  - a) Activity Node: Neighborhood Destination
  - b) Green Boulevard Corridor
  - c) Live-Work-Create
- 9) Floodplain Designation:
  - a) 2003 FIRM: Outside of the Special Flood Hazard Area
  - b) 2017 Draft FIRM: AE 100-Year
- 10) Adjacent Uses:
  - a) Lodging
  - b) Eating Establishment
  - c) Artist Studio
  - d) Vehicle Service
- 11) Existing Use: Vehicle Sales (Dale's Auto Sales)
- 12) Easements on site:
  - a) Located along 32<sup>nd</sup> St. Utility, Drainage, Irrigation Easement.
  - b) Located along Osage St. Utility, Drainage, Irrigation Easement.
  - c) Located on county parcel 3200, Acceptance of Liability.
- 13) Site Access:
  - a) Front: West Chinden Blvd.
  - b) Side: East 32<sup>nd</sup> St.
  - c) Rear: Osage St.
- 14) Sidewalks: Attached sidewalk on Chinden
- 15) Wetlands on site: None identified

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## C. Discussion

The proposal is lacking information to provide a complete review.

## 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:<br>6/15/2020<br><br>Design Review formal hearing: To be scheduled |

### **Required Findings:**

Findings are not required at a pre-application conference.

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.

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### **Preapplication Conference Options:**

Pursuant to [GCC 8-6B-3](#), the purpose of the preapplication conference is threefold: to provide direction based on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

- Determine the application is ready for a formal application with the Design Review Committee.
- Delegate the decision to the Planning Official as an administrative decision.
- Request the applicant return with more information.

The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the projects changes.

### **Decision**

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one

of several actions:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

### **Appeals:**

A pre-application conference is not a decision and cannot be appealed.

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.

## E. Agency Comments

This section will be completed during the report drafted in conjunction with the public hearing. The following agency comments were provided:

## F. Public Comment

This section will be completed during the report drafted in conjunction with the public hearing.

## 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.

| <b>Garden City Title 8 Code Sections</b>                       |                  |                            |   |
|--|------------------|----------------------------|---|
| Code Section   | Review Authority | Compliance Issues          | Analysis/ Discussion  |
| <b>Title 8, Chapter 1: General Regulations</b>                 |                  |                            |   |
| <a href="#">8-1A-4 Applicability</a>                           |                  |                            | 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.  |
| <a href="#">8-1B-1 Nonconforming Properties</a>                |                  | Compliant                  | No comment  |
| <a href="#">8-1B-2 Nonconforming Structures</a>                |                  | Not Compliant              | The way the building is proposed it would create a nonconforming structure over property lines. Condition of approval to require a lot consolidation would be necessary.  |
| <b>Title 8, Chapter 2: Base Zoning District Regulations</b>    |                  |                            |   |
| <a href="#">8-2B-2 Allowed Uses</a>                            |                  | No compliance issues noted | Drinking establishment limited service is permitted.<br>Food products small scale processing is permitted.  |
| <a href="#">8-2B-3 Form Standards</a>                          |                  | No compliance issues noted | The required setbacks are:<br>Front: 5', Interior Side: 5', Rear: 5', Street side: 5'<br><br>The allowable maximum height is: Not Disclosed<br><br>The minimum lot size is: 3,000sq.ft.<br><br>There are not encroachments.<br><br>All improvements are more than 70' from the Boise River.<br><br>All properties meet the minimum street frontage. |
| <b>Title 8, Chapter 3: Overlay Zoning District Regulations</b> |                  |                            |   |
| <a href="#">8-3B Flood Hazard</a>                              |                  | No compliance issues noted | Structure is not located within the 2003 FEMA identified floodplain; however, it is located within the FEMA 2017  |

|  |    |                       |   |
|--|----|-----------------------|---|
|  |    |                       | proposed floodplain revisions for Garden City. It is recommended that the structure be built to the 2017 standards for safety and future insurance rates.   |
| <b>Title 8, Chapter 4: Design and Development Regulations</b>        |    |                       |   |
| <a href="#">8-4A-3 Fences and Walls</a>                              | DC | May not be complaint  | <p>Permit required for 8' steel barrier wall along Chinden subject to review.</p> <p>Permit required for 6-8' proposed planting screen found between courtyard and parking lot.</p> <p>Fences and walls on corner properties require have a maximum height of six feet (6') with a minimum setback of ten feet (10') from the front property line. Steel barrier wall does not meet minimum setback requirements.</p>   |
| <a href="#">8-4A-4 Outdoor Lighting</a>                              | DC | May not be complaint  | Outdoor lighting not disclosed.   |
| <a href="#">8-4A-5 Outdoor Service and Equipment Areas</a>           | DC | May not be complaint  | Trash enclosure not disclosed.  |
| <a href="#">8-4A-7 Stormwater Systems</a>                            | DC | May not be complaint  | Stormwater systems not disclosed.   |
| <a href="#">8-4A-8 Utilities</a>                                     | DC | May not be complaint  | Utilities not disclosed.  |
| <a href="#">8-4C Design Provisions for Nonresidential Structures</a> | DC | May not be complaint. | <p><i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i></p> <p>First floor facades visible from Chinden and 32<sup>nd</sup> including surfaces in windows, showcases, displays or pedestrian access elements do not seem to account for at least 15% of building façade.</p> <p>Large North Elevation blank wall is not permitted until treated with landscaping or artwork.</p> <p><i>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</i></p> <p>Parking Lot Locations: All parking lots should be located to the side and rear of the building fronting on the street. A parking lot may be located between a building and a street when the</p> |

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|--|--|--|---|
|  |  |  | <p>visual effect of the parking lot has been mitigated by one of the following ways:</p> <p>a. The lot is a minor component in a large site development and is no wider than one parking bay and one driveway lane; or</p> <p>b. The site design demonstrates that the parking lot is well integrated with the overall site design and pedestrian connections and amenities have been provided that compensate for the parking lot location; or</p> <p>c. A minimum of ten feet (10') of landscaping has been provided between the parking lot and the view of the surface lot from the street is minimized; or</p> <p>d. The parking lot is designed with materials and landscaping that softens the appearance of the parking lot.</p> <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <p>Materials not provided.</p> <p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <p><i>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</i></p> <p><b>Building orientation:</b> Buildings should be oriented to a prominent feature, such as a corner location, a plaza, a street or the river. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.</p> <p>Treatment of windows and doors not provided. Colors not provided.</p> <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape. (Ord. 898-08, 9-8-2008)</i></p> |
|--|--|--|---|

**8-4D Parking and Off Street Loading Provisions**

|   |    |   |  |
|---|----|---|--|
| <a href="#">8-4D-3 Parking Design and Improvement Standards</a>     | DC | No compliance issues noted                            | No Comment.  |
| <a href="#">8-4D-4 Parking Use Standards</a>                        | DC | No compliance issues noted                            | No Comment   |
| <a href="#">8-4D-5 Required Number of Off-Street Parking Spaces</a> | DC | May be complaint based on parking need determination. | Spaces required are based on: <ul style="list-style-type: none"> <li>1. The specific use(s) proposed and/or on the property;</li> <li>2. Uses in the vicinity of the property;</li> <li>3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);</li> </ul> |

|  |     |                            |   |
|--|-----|----------------------------|---|
|  |     |                            | <p>4. The availability of on street, shared, and/or public parking within the vicinity of the use; and</p> <p>5. The availability of public transit, vanpooling or other alternative transportation to serve the use.</p> <p>Bicycle Parking is not disclosed. However, if the building is less than 15,000 sq. ft in gross floor area and there are fewer than 20 parking spaces provided code does not require bicycle parking.</p> |
| <a href="#">8-4D-6 Standards for Alternatives to On Site Parking</a>           | DC  | No compliance issues noted | Not requested by applicant  |
| <a href="#">8-4D-7 Off Street Loading Standards</a>                            | DC  | No compliance issues noted | No off-street loading disclosed.  |
| <b>8-4E Transportation and Connectivity Provisions</b>                         |     |                            |   |
| <a href="#">8-4E-3 Public Street Connections</a>                               | DC  | No compliance issues noted | No comment  |
| <a href="#">8-4E-4 Internal Circulation Standards</a>                          | DC  | No compliance issues noted | No comment  |
| <a href="#">8-4E-6 Sidewalk Standards</a>                                      | DC  | No compliance issues noted | No comment  |
| <a href="#">8-4E-7 Pedestrian and Bicycle Accessibility Standards</a>          | DC  | No compliance issues noted | No comment  |
| <b>8-4F Sign Provisions</b>  |     |                            |   |
| <a href="#">8-4F-13 Master Sign Program</a>                                    | DC  | No compliance issues noted | 8-4F-13:<br>A master sign program is required for any new commercial building. This application appears to only be for Split Rail Winery. There will need to be a master sign plan if there is an additional tenant.  |
| <a href="#">8-4G Sustainable Development Provisions</a>                        |     | May not be complaint       | All new developments shall be required to provide for sustainable development practices based on a point system as follows:<br>Five thousand one (5,001) to fifteen thousand (15,000) square feet: eighteen (18) points. Not enough information provided to determine if project is compliant.  |
| <b>8-4I Landscaping and Tree Protection Provisions</b>                         |     |                            |   |
| <a href="#">8-4I-3 General Landscaping Standards and Irrigation Provisions</a> | DRC | Not Compliant              | Must increase number of species of class II or III trees by 1 due to the number of trees totaling 13.   |
| <a href="#">8-4I-4 Landscaping</a>   | DC  | May not be complaint       | A minimum of one class III or class II tree shall be planted in the frontage and every adjacent street side. An additional class I tree shall be planted in the corresponding setback for every   |

|   |    |                            |  |
|---|----|----------------------------|--|
| <a href="#">Provisions for Specific Uses</a>              |    |                            | increment of fifty feet (50') of linear feet of frontage. (Ord. 944-12, 5-14-2012).<br>Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III trees unless otherwise specified by an adopted street design or master plan. (Ord. 944-12, 5-14-2012) |
| <a href="#">8-4I-5 Perimeter Landscaping Provisions</a>   | DC | No compliance issues noted | No comment   |
| <a href="#">8-4I-6 Parking Lot Landscaping Provisions</a> | DC | No compliance issues noted | No comment   |
| <b>8-4L Open Space Provisions</b>                         |    |                            |  |
| <a href="#">8-4L-3 General Open Space Standards</a>       | DC | No compliance issues noted | No comment   |
| Title 8, Chapter 6, Article A: Administration             |    |                            |  |
| <a href="#">8-6A-4 Required Application Information</a>   |    |                            | Application waivers requested pursuant to 8-6A-4A TBD with formal application.   |

| <b>Other Items Reviewed</b>                    |   |
|--|---|
| Plan/Policy                                    | Discussion/ Analysis  |
| <a href="#">Garden City Comprehensive Plan</a> | <p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> <li><b>b)</b> Activity Node: Neighborhood Destination</li> <li><b>c)</b> Green Boulevard Corridor</li> <li><b>d)</b> Live-Work-Create</li> </ul> <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 1.4 Objective: Create a premier destination place to live, work, and recreate.</li> </ul> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> <li><b>a.)</b> 2.3 Objective: Promote quality design and architecturally interesting buildings.</li> <li><b>b.)</b> 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting.</li> </ul> <p>Goal 4. Emphasize the "Garden" in Garden City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</li> </ul> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.</li> </ul> <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> <li><b>a.)</b> 12.1 Objective: Support a positive business environment</li> <li><b>b.)</b> 12.2 Objective: Continue to support commercial and industrial land uses.</li> </ul> |

|   |  |
|---|--|
|   | <p><b>c.) 12.3 Objective:</b> Create a premier destination for work, recreation, entertainment, culture and commerce.</p> <p>The application may not be supported by:</p> <p>Goal 7. Connect the City</p> <p>a.) 7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street. (See also Action Steps 2.4.1 and 2.4.2</p> |
| <a href="#">Garden City Street Light Policy</a>   | <p>There is one at the intersection of Chinden and 32<sup>nd</sup> as well as three other streetlights within a 400ft radius of the site.</p>  |
| <a href="#">Chinden- ITD Access Management</a><br><a href="#">Chinden Corridor Access Map</a> | <p>No access proposed onto Chinden.</p>  |