



CITY OF GARDEN CITY

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File Number: DSRFY2020 - 19
Application Scope: Design Review Formal Application Meeting
Location: 3200 W. Chinden Blvd.
Applicant: Ian McLaughlin with Pivot North Architecture
Report Date: June 15, 2020
Revised Date: July 29, 2020
Design Review Committee Hearing Date: August 3, 2020



ENTRY OFF CHINDEN

Staff Report
Drafted by Hanna Veal

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A. June 15, 2020 Pre-Application 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	8-6B-3 Design Review Committee	June 15, 2020
Public Hearing	8-6B-3 Design Review Committee	August 3, 2020

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: 7, 626 SqFt. Production (4,900 S.F.) Tasting (2,726 S.F)
 - b) Landscaping: SqFt not disclosed
 - c) Paved Areas: Sqft not disclosed
- 3) Total number of vehicular parking spaces: 10
 - a) Enclosed: 0
 - b) Surface: 10
 - c) On-Street: 0
 - d) Off-site with a cross parking agreement: 0
- 4) Total number of bicycle parking: Applicant stated they intend to have bicycle parking, how much is not disclosed.
 - a) Enclosed: Not Disclosed
 - b) Surface: Not Disclosed
- 5) Trash Enclosure: 6' tall fence surrounding the trash towards rear of site off Osage St. Exact materials not disclosed.
- 6) Fencing:
 - a) Proposed raised planter within 7'4" perforated CMU screen wall on Chinden and 32nd.
 - b) Proposed 7' 4" high planting screen between parking lot and courtyard.
 - c) Proposed outdoor storage area with 6' security fence/gate along Osage St.
 - d) Proposed split-rail fence set back closer towards building along Chinden, 32nd and Osage St.
- 7) Sidewalk:
 - a) Proposed 5' wide detached sidewalk on 32nd Street.
 - b) Existing 5' attached sidewalk on West Chinden.
 - c) No sidewalk proposed on Osage St.
- 8) Landscaping:
 - a) W. Chinden Street Trees: 1 Class II and 6 Class I
 - b) 32nd Street Trees: 2 Class II
 - c) Osage St.: No street trees proposed, however, 2 Class II trees proposed in parking lot which connects to Osage.
 - d) Perimeter Landscaping: Proposed 5' synthetic turf on west side of property with 5 Class I trees
- 9) Connections: 8'8" sidewalk connection to W. Chinden. Proposed sidewalk connection to 32nd St.

10) Closest VRT Stop: 36th & Chinden Bus Stop

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-Crete
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Neighborhood Destination
 - b) Green Boulevard Corridor
 - c) Live-Work-Crete
- 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 32nd 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 32nd. St.
 - c) Rear: Osage St.
- 14) Sidewalks: Attached sidewalk on Chinden.
- 15) Wetlands on site: None identified

C. Discussion

- The applicant has requested a waiver for the following application materials:
 - **Lighting Plan:** design has yet to be determined, electrical engineer is under contract and a complete exterior lighting plan will be included as part of the construction documents.
 - **Topographic Survey:** The lot is generally flat. A civil engineer is under contract and a complete full survey will be included as part of the construction documents.
 - **Grading Plan:** The lot is generally flat. A civil engineer is under contract and a complete full survey will be included as part of the construction documents.
 - **Affidavit of Legal Interest:** Client is under contract for the property but is not legally listed as the current owner.
 - **Will Serve Letter/ Fire Flow:** Water and sewer connections has yet to be designed. A plumbing engineer is under contract and will complete full plumbing design including connections to utilities as part of the construction documents.

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: 6/15/2020 Design Review formal hearing: August 3, 2020

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.

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:

Agency	Date	Comment
ACHD	July 23, 2020	<p>The applicant shall be required to:</p> <ol style="list-style-type: none"> 1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD. 2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way. 3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).
Central District Health	July 22, 2020	Will require plans be submitted for a plan review for any: Food Establishment and Beverage establishment.

F. Public Comment

No public comment thus far.

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		Compliant	No comment
8-1B-2 Nonconforming Structures		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.

Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-2 Allowed Uses		No compliance issues noted	Drinking establishment limited service is permitted. Food products small scale processing is permitted.
8-2B-3 Form Standards		No compliance issues noted	The required setbacks are: Front: 5', Interior Side: 5', Rear: 5', Street side: 5' The allowable maximum height is: n/a The minimum lot size is: 3,000sq.ft. There are not encroachments. All improvements are more than 70' from the Boise River. All properties meet the minimum street frontage.
Title 8, Chapter 3: Overlay Zoning District Regulations			
8-3B Flood Hazard		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.
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	May not be complaint	Proposed split-rail fence along street frontage within the front yard setback cannot be taller than 3.5'. Permit required for 7'4" wall along Chinden subject to review. Any fence over 6' in height needs a Design Review Committee approval and a building permit from the city prior to construction. Fences greater than 3.5' shall be set back at least 10' from the back of the sidewalk to allow for street trees and landscaping between the fence and the sidewalk.
8-4A-4 Outdoor Lighting	DC	Approved as conditioned.	Outdoor lighting not disclosed. Waiver requested.
8-4A-5 Outdoor Service and Equipment Areas	DC	No compliance issues noted	6' privacy fence proposed as trash enclosure, materials of fence not provided.
8-4A-7 Stormwater Systems	DC	Compliant as conditioned	Applicant requested a waiver. Stormwater systems not disclosed.

8-4A-8 Utilities	DC	Compliant as conditioned	Applicant requested a waiver. Utilities not disclosed.
8-4C Design Provisions for Nonresidential Structures	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 32nd including surfaces in windows, showcases, displays or pedestrian access elements account for at least 15% of building façade.</p> <p>Large North Elevation blank wall treated with landscaping. Applicant noted the possibility for mural.</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>Applicant has provided a ten-foot minimum landscaping buffer between the parking lot and the street.</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 visual effect of the parking lot has been mitigated by one of the following ways:</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.</p> <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <p>“Proposed building materials consist of corrugated metal panel, flat metal panels with accents of color, and CMU to playfully reference the areas industrial past. Murals will add additional visual interest as well as represent the Split Rail brand.”</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>Building orientation: 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>

			Treatment of windows and doors not provided. Colors not provided. Material examples are not provided. <i>Objective 6: The site development should support and be consistent with the adopted streetscape. (Ord. 898-08, 9-8-2008)</i>
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC	No compliance issues noted	No Comment.
8-4D-4 Parking Use Standards	DC	No compliance issues noted	No Comment
8-4D-5 Required Number of Off-Street Parking Spaces	DC	May be complaint based on parking need determination.	Spaces required are based on: <ol style="list-style-type: none"> 1. The specific use(s) proposed and/or on the property; 2. Uses in the vicinity of the property; 3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s); 4. The availability of on street, shared, and/or public parking within the vicinity of the use; and 5. The availability of public transit, vanpooling or other alternative transportation to serve the use. Bicycle Parking details are 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.
8-4D-6 Standards for Alternatives to On Site Parking	DC	No compliance issues noted	Not requested by applicant
8-4D-7 Off Street Loading Standards	DC	No compliance issues noted	No off-street loading disclosed.
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC	No compliance issues noted	No comment
8-4E-4 Internal Circulation Standards	DC	May not be compliant.	Driveway width not disclosed, must be a minimum of 20'.
8-4E-6 Sidewalk Standards	DC	No compliance issues noted	No comment
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	No compliance issues noted	No comment
8-4F Sign Provisions			
8-4F-13 Master Sign Program	DC	No compliance issues noted	8-4F-13:

			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.
8-4G Sustainable Development Provisions		No compliance issues noted	All new developments shall be required to provide for sustainable development practices based on a point system as follows: Achieved the required 18 points.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	No compliance issues noted	No Comment
8-4I-4 Landscaping Provisions for Specific Uses	DC	No compliance issues noted	W. Chinden has 1 Class II tree and 6 Class I trees. Met requirements. 32 nd St. has 2 class II trees. Met requirements. Might need 3 class I trees, could have been moved to W. Chinden perimeter landscaping. 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 increment of fifty feet (50') of linear feet of frontage. (Ord. 944-12, 5-14-2012). 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)
8-4I-5 Perimeter Landscaping Provisions	DC	No compliance issues noted	No comment
8-4I-6 Parking Lot Landscaping Provisions	DC	May not be compliant	Perimeter landscaping along Osage St. not detailed. Edge treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.
8-4L Open Space Provisions			
Title 8, Chapter 6, Article A: Administration			
8-6A-4 Required Application Information			Application waivers requested pursuant to 8-6A-4A TBD with formal application.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> b) Activity Node: Neighborhood Destination c) Green Boulevard Corridor d) Live-Work-Create <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. b.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting. <p>Goal 4. Emphasize the "Garden" in Garden City</p> <ul style="list-style-type: none"> a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> a.) 12.1 Objective: Support a positive business environment b.) 12.2 Objective: Continue to support commercial and industrial land uses. c.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce. <p>The application may not be supported by:</p> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.1.5 Objective: 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)
Garden City Street Light Policy	There is a streetlight at the intersection of Chinden and 32 nd as well as three other streetlights within a 400ft radius of the site.
Chinden- ITD Access Management Chinden Corridor Access Map	No access proposed onto Chinden.